



Larch Hill, Odsal,

£160,000

*** END TERRACE * THREE BEDROOMS * IDEAL STARTER HOME * CLOSE TO AMENITIES *
* GARDENS * PARKING * POPULAR LOCATION ***

A fantastic opportunity has arisen for FTB/Young Couple/family to purchase this three bedroom end terrace property. Situated in this popular residential location which gives easy access to amenities, shops, Sedbergh Sports Centre and Low Moor Train Station.

Benefits from a white fitted kitchen, gas central heating and double glazing.

The accommodation briefly comprises entrance porch, hallway, lounge, dining kitchen, three first floor bedrooms and house bathroom.

To the outside there are low maintenance paved gardens to front and rear, together with a driveway providing off street parking.



Entrance Porch

Hall

With radiator.

Lounge

13'4" x 10'1" (4.06m x 3.07m)

With living flame gas fire in fireplace surround, radiator and double glazed window.

Dining Kitchen

16'7" x 9'7" (5.05m x 2.92m)

White fitted wall and base units incorporating stainless steel sink unit, tiled splashback, cooker, plumbing for auto washer, radiator, double glazed window, useful storage cupboard, French door to rear.

First Floor

With double glazed window and loft access.

Bedroom One

13'5" x 10'7" (4.09m x 3.23m)

With radiator and double glazed window.

Bedroom Two

8'8" x 9'8" (2.64m x 2.95m)

With radiator, double glazed window and built in wardrobe.

Bedroom Three

6'4" x 5'9" (1.93m x 1.75m)

With radiator, double glazed window and cabin bed.

Bathroom

Three piece suite comprising panelled bath, low suite wc, pedestal wash basin, radiator and double glazed window.

Exterior

To the outside there are paved gardens to both front and rear, together with driveway providing off-road parking.

Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, continue to follow A647, turn right onto Cooper Ln/B6380, left onto Beacon Rd/B6380, at the roundabout take the 2nd exit onto High St/B6380, at Odsal Top take the 4th exit onto the A641 slip road to Brighouse/Huddersfield, merge onto Huddersfield Rd/A641, turn right onto Larch Hill and the property will shortly be seen displayed via our For Sale board.

Council Tax Band

B

Tenure

FREEHOLD



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		84	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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