



Larch Hill, Odsal,

£150,000

*** TOWN HOUSE * THREE BEDROOMS * CLOSE TO AMENITIES/COMMUTER LINKS ***

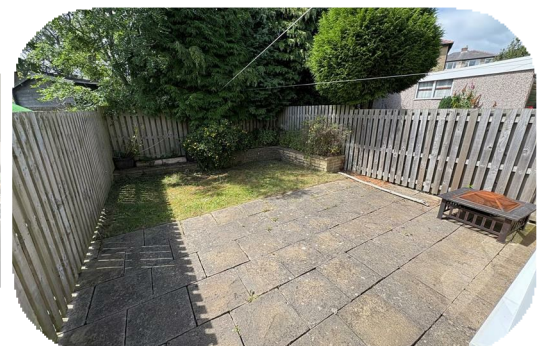
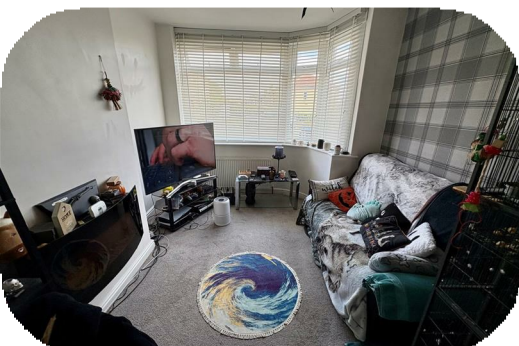
*** MODERN KITCHEN * CONSERVATORY * GARDEN * DRIVEWAY ***

This three mid town house property occupies a popular location within easy access for local amenities, schools and is also just a short drive away from the Low Moor Train station and M62/M606 motorway network links.

Having a modern fitted kitchen, conservatory, gas central heating and double glazing - the property is sure to attract a number of buyers.

Briefly comprising hallway, lounge, breakfast kitchen, conservatory, three first floor bedrooms and a house bathroom.

To the outside there is a lawned and patio garden to the rear with a driveway providing off street parking.



Entrance Hall

With radiator, understairs storage.

Lounge

10'6" x 14'4" (3.20m x 4.37m)

With electric fire, radiator and double glazed window.

Breakfast Kitchen

16'3" x 10' (4.95m x 3.05m)

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, integrated fridge/freezer, washing machine, oven, hob and extractor hood, breakfast bar, radiator and double glazed window.

Conservatory

10'4" x 7'6" (3.15m x 2.29m)

With electric storage heater, upvc door to rear.

First Floor

Bedroom One

10'1" x 14'3" (3.07m x 4.34m)

With radiator and double glazed window.

Bedroom Two

9'7" x 10'1" (2.92m x 3.07m)

With radiator and double glazed window.

Bedroom Three

8'1" x 6'1" (2.46m x 1.85m)

With radiator and double glazed window.

Bathroom

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

Exterior

To the outside there is a lawned and patio garden, driveway.

Directions

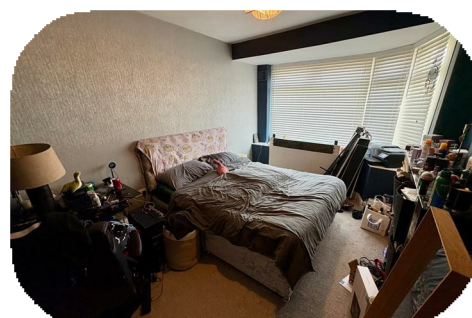
From our office on Queensbury High Street head east on High St/A647 towards Gothic St, continue to follow A647, turn right onto Cooper Ln/B6380, left onto Beacon Rd/B6380, at the roundabout take the 2nd exit onto High St/B6380, at Odsal Top take the 4th exit onto the A641 slip road to Brighouse/Huddersfield,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

TENURE

FREEHOLD

Council Tax Band

B



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		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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