

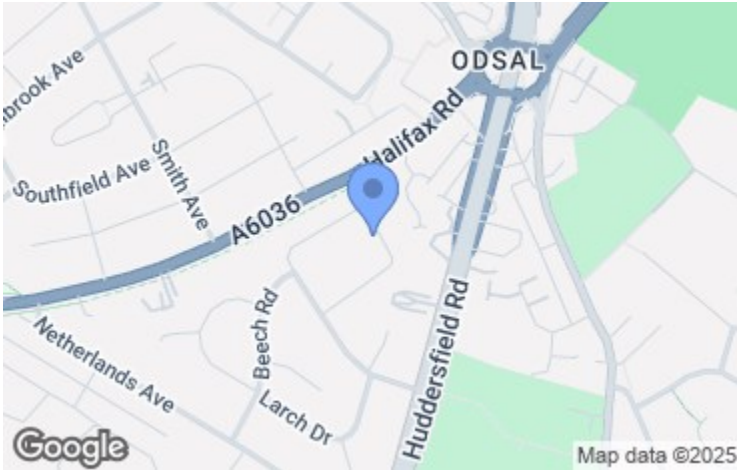
Please note this is a guide only and should not be relied upon for accurate measurements.  
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

83

63



Viewing arrangements

Strictly by appointment through WW Estates  
01274 693737  
wibsey@wwestateagents.com

Directions

See mapping.



Larch Hill Crescent, Bradford, BD6 1DR  
Offers In Excess Of £150,000

5 - 7 Beacon Road, Wibsey, Bradford, BD6 3HB | 01274 693737 | wibsey@wwestateagents.com | www.wwestateagents.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Larch Hill Crescent, Bradford, BD6 1DR

 1  3  1

No Onward Chain \*\*\* Ideal First Time Buy Or Investment \*\*\* Three Bedrooms \*\*\* Close To Local Schools, Shops And Amenities. Located in the desirable area of Larch Hill Crescent, Bradford, this charming three-bedroom mid-terrace house presents an excellent opportunity for both first-time buyers and families alike. Offered for sale with no onward chain, this property is ready for you to make it your own.

Upon entering, you are welcomed by a spacious entrance hall that features convenient storage beneath the stairs. The inviting lounge provides a comfortable space for relaxation and entertaining. The heart of the home is undoubtedly the kitchen/diner, which boasts fitted wall and base units, an oven, a gas hob with an extractor hood above, and ample space for your appliances. This area is perfect for family meals and gatherings.

Venturing upstairs, you will find three well-proportioned bedrooms, each offering a peaceful retreat. The family bathroom is thoughtfully designed, featuring a bath, a low-level WC, and

a hand wash basin, catering to all your daily needs.

Outside, the property benefits from both front and rear gardens, providing a lovely outdoor space for children to play or for you to enjoy a quiet moment in the fresh air.

This mid-terrace house is not only a fantastic home but also a wonderful investment in a vibrant community. With its practical layout and convenient location, it is sure to attract considerable interest. Do not miss the chance to view this delightful property.



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

Fixtures & fittings  
Three bedroom mid-terrace property ideal for first time buyers or investors.

Rating authority  
Borough Council Tax Band B

Services  
INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates introduce to Altogether Financial Solutions Ltd, who are authorised and regulated by the Financial Conduct Authority.

Tenure  
Freehold