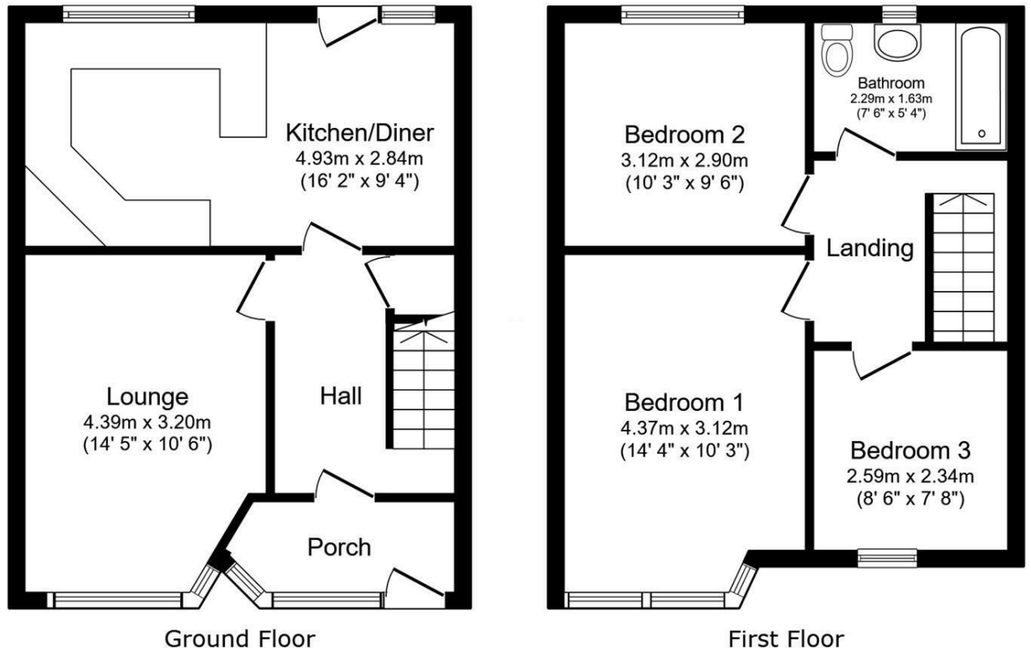
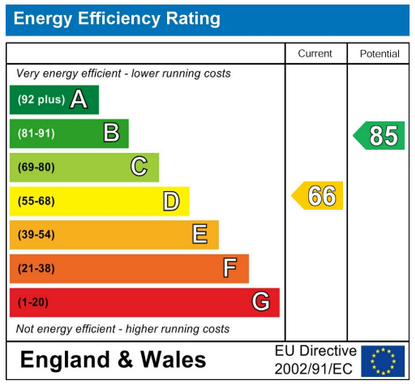
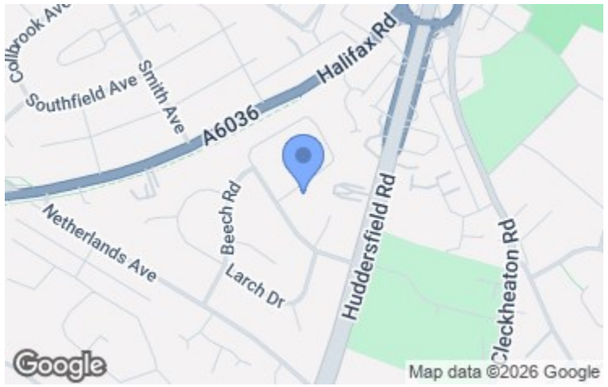


Total floor area: 81.0 sq.m. (872 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io





Viewing arrangements

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

Directions

See mapping.

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
Offers In Excess Of £170,000

Larch Hill Crescent, Bradford, BD6 1DR

1 3 1

Modern Kitchen/Diner And Bathroom *** Fantastic Commuter Links *** Driveway Providing Off Road Parking *** Generous Garden Offering Potential To Extend STPP. Located in the desirable area of Larch Hill Crescent, Bradford, this well-presented three-bedroom terraced house offers an ideal blend of comfort and convenience. Perfectly situated, it boasts excellent commuter links to Bradford, Leeds, Halifax, and Huddersfield, making it an excellent choice for those who travel for work or leisure.

Upon entering, you are welcomed by a charming entrance porch that leads into a spacious entrance hall, complete with useful under-stairs storage. The inviting lounge features a lovely bay window that floods the room with natural light, creating a warm and welcoming atmosphere. A gas fire adds a touch of cosiness, perfect for those chilly evenings.

The kitchen/diner is a delightful space, equipped with fitted wall and base units, an oven, and a gas hob with an extractor hood above. An integrated dishwasher and space for additional appliances make this area both functional and practical for family living or entertaining guests.

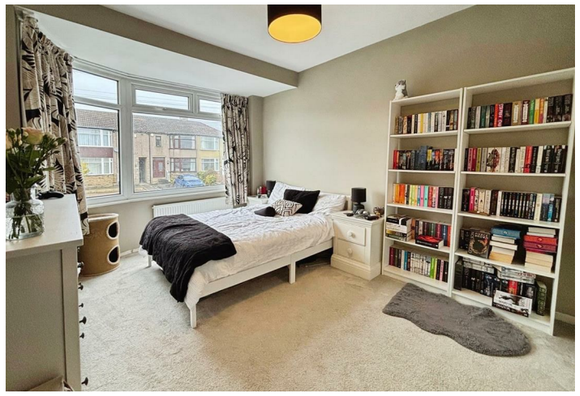
Upstairs, you will find three well-proportioned bedrooms, each offering a comfortable retreat. The family bathroom is thoughtfully designed, featuring a bath with a shower over, a low-level WC, and a stylish vanity hand wash unit.

Outside, the property benefits from a driveway at the front, providing convenient off-street parking. The enclosed garden to the rear offers a private outdoor space, perfect for relaxation or family gatherings.















Fixtures & fittings
Well presented three bedroom terrace house in highly desirable location.

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 Wallace Home Finance Ltd, who are authorised and regulated by the Financial Conduct Authority.

Tenure
Freehold