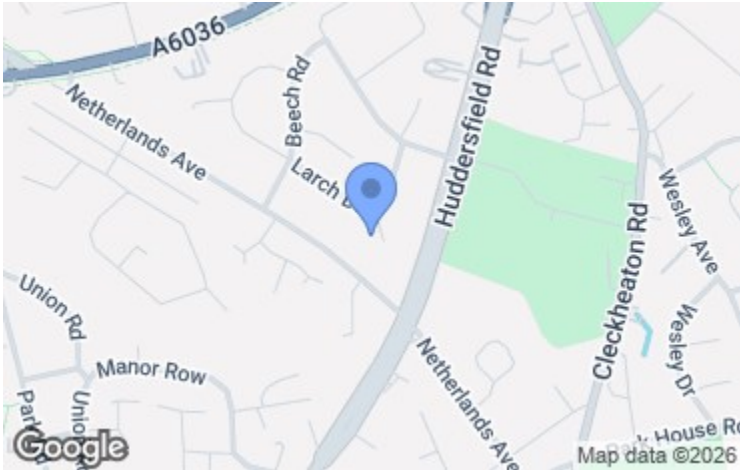




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing arrangements

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

Directions

See mapping.

Larch Drive, Bradford, BD6 1DU
Offers Over £190,000

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.



Extended Three Bedroom Semi-Detached House
*** Fantastic Transport Links *** Driveway And Low Maintenance Garden *** Spacious Kitchen/Diner. Located in the sought-after cul-de-sac of Larch Drive, Bradford, this extended three-bedroom semi-detached house offers a perfect blend of comfort and modern living. The lounge features a charming gas fire, creating a warm and inviting atmosphere.

The heart of the home is the well-appointed kitchen/diner, which boasts fitted wall and base units, a double oven, and a gas hob with an extractor hood above. French doors lead you seamlessly to the rear garden, allowing for an abundance of natural light and easy access for outdoor dining and gatherings.

Upstairs, you will find three generously sized bedrooms, providing ample space for family or guests. The family bathroom is thoughtfully designed, featuring a bath, low-level WC, and hand wash basin, ensuring convenience for all.

Outside, the property benefits from a driveway

that offers ample off-road parking, a valuable asset in this desirable area. The enclosed rear garden is low maintenance, making it perfect for those who prefer to spend their time enjoying rather than tending to their outdoor space. Additionally, there is a versatile pod in the garden, equipped with power, light, air conditioning, and a shower, making it an excellent option for a home office or a private retreat.



Fixtures & fittings Extended three bedroom semi-detached house in highly desirable location.	Services INDEPENDENT MORTGAGE & FINANCIAL ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES ETC. WW Estates introduce to Mortgage Source Ltd, who are authorised and regulated by the Financial conduct Authority.
Rating authority Borough Council Tax Band B	Tenure Freehold