16 Larch Hill

Bradford

This vacant semi detached house represents an excellent opportunity for buyers seeking a starter project, offering scope for improvement and personalisation. The accommodation features a side reception porch, inner hallway, comfortable lounge and a breakfast kitchen. Upstairs, there are two bedrooms (the principal of which has an additional dressing or occasional room off) and a shower room with w.c. Situated in a popular cul de sac, this home enjoys convenient access to major arterial road links, making it ideal for commuters or those seeking ease of travel.

Outside, the property is set back behind a central lawn area with attractive planted borders, providing a pleasant first impression. The rear garden is well stocked with a variety of plants and shrubs, complemented by a part bush and tree perimeter that offers a degree of privacy. A concrete driveway to the side allows for off street parking, while a storage garage is located beyond (please note there is no vehicular access to the garage). This property represents a superb chance to create a comfortable home with appealing outdoor space in a sought after residential location.
Council Tax band: B

Tenure: Freehold















- Vacant semi detached house
- Some TLC and and updating required - ideal starter project
- Porch, hall, lounge, breakfast kitchen
- Two bedrooms (plus dressing/occasional room), shower room/w.c
- Driveway and gardens
- Popular cul de sac position close arterial road linkage

Ground Floor-Inner Hallway
With staircase rising to first floor and doors providing access into all ground flkoor rooms.

Lounge
The living occupies a bright position overlooking the front garden from two windows.

Breakfast Kitchen
Presented with a range of fitted base and wall units together with counter worktop surfaces and an inset sink unit. Space for cooker and washer. Useful pantry store off and in built cupboards. Timber rear outer access door.

First Floor
Landing area with loft access hatch and doors into all first floor rooms.

Bedroom
Front facing double bedroom with door into;

Dressing/Occasional Room
Providing additional space for storage or occasional bedroom space or dressing room.

Bedroom
An ample second bedroom with single store cupboard.

Shower Room/w.c
Incorporating a three piece suite comprising walk in shower cubicle, pedestal hand wash basin and low level w.c.



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