



14 Larch Drive, Wibsey, Bradford, West Yorkshire, BD6 1DT Offers In The Region Of £165,000

HAMILTON BOWER are pleased to offer FOR SALE this well-presented TWO BEDROOM SEMI-DETACHED PROPERTY located in Wibsey, Bradford - BD6. With off-street parking, modern kitchen & bathroom, and a large garden to the rear, we expect this property to be popular with a wide range of prospective buyers. Internally comprising; entrance, kitchen, lounge, conservatory, two double bedrooms, bathroom and loft. Externally the property has a gardens to both sides, and a driveway offering off-street parking. The property benefits from gas central heating and double glazing throughout, has been modernised to a good standard by the current owner, and is available to view immediately. The vendor is willing to offer some furniture options within the sale (please ask for more details).

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

GROUND FLOOR

Entrance

Entrance to the side of the property with access to all ground floor rooms and first floor staircase.

Kitchen



Contemporary kitchen to the rear of the property with access through to the conservatory. The kitchen is modern and fitted with a wide range of matching units with complementary worktops. Appliances are integrated - fridge/freezer, tower-unit oven and grill, electric hob with overhead extractor, sink with drainer and wine cooler.

Lounge



Spacious lounge to the front of the property offering great natural lighting. Fitted with a full media wall with fireplace and space for a large television and suite.

Conservatory



Conservatory to the rear of the property with access from the kitchen. The conservatory offers ideal room for extra living space, dining area or home office.

FIRST FLOOR

Primary Bedroom



Generous primary bedroom to the front of the property with ample space for a large bed, side tables and wardrobes.

Bedroom



Second bedroom, a double room with a view to the rear garden. Offering space for a double/three-quarter bed and wardrobes.

Bathroom



Modern bathroom to the middle of the first floor with frosted glass window. Fitted with tiled walls and flooring and a matching white three-piece suite - bath with overhead shower, wc, wash basin and towel rail.

EXTERNAL



Rear



Generous garden to the rear of the property with gated access to the side or access via the conservatory.

With a central lawn, boundary fencing and ample space for a patio/decking area if preferable.

Front



Driveway to the front/side of the property offering off-street parking as seen.

The driveway sits alongside the front garden which is lawned and has boundary fencing.

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 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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