





Larchmont, Bradford

Offers Over £259,995 Freehold

INACTIVE

Immaculately refurbished five-bedroom period terrace blending original character with modern comfort. Featuring new guttering, double glazing, full rewire, plumbing and heating, plus stylish interiors and gardens. Full-footprint cellar offers excellent conversion potential or additional storage.

Close To Clayton Village | Early Viewing Advised | Ideal Family Home | Modern Kitchen | Ready To Move In | Spacious Living Space | Five Bedroom Terrace | New Double Glazed Windows | Front & Rear Garden | Well Proportioned Bedrooms |

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This five-bedroom terraced home offers spacious and versatile accommodation and has been comprehensively refurbished whilst retaining much of its original character. Significant upgrades include new wooden guttering, a new fascia to the dormer window, replacement double glazed windows throughout and the beautiful original stained-glass feature windows. The property also benefits from a complete rewire, new plumbing throughout, new radiators and mains-wired interlinked smoke alarms, offering buyers peace of mind for years to come.

The generous accommodation comprises five well-proportioned bedrooms, elegant reception rooms with period features, a spacious dining kitchen and modern bathroom facilities, making it an ideal family home.

A particular highlight is the substantial full-footprint cellar, which offers outstanding scope for conversion into a self-contained granny annexe, guest suite or independent living space (subject to any necessary consents), mirroring the successful conversion completed by the adjoining property. Or suitable for anyone who may just want an additional storage space!

Externally, there are attractive, low-maintenance front and rear gardens, providing pleasant outdoor spaces for relaxing and entertaining.

Occupying a desirable position, this substantial home offers an exceptional blend of character and contemporary comfort, with extensive structural and mechanical improvements already completed.

Council Tax Band: C
Tenure: Freehold
Parking options: On Street
Garden details: Front Garden, Rear Garden

Kitchen

A superb open plan dining kitchen forming the heart of the home, beautifully combining contemporary styling with period character. Fitted with an extensive range of modern charcoal wall and base units complemented by contrasting work surfaces and a feature range cooker with recessed cooking alcove. The large central island provides an excellent preparation space and informal dining area, making it ideal for everyday family living and entertaining.
A striking original stained-glass window floods the room with natural light while preserving the property's charm. The generous proportions comfortably accommodate a dining are and the room enjoys direct access to a practical utility room and ground floor WC. The utility space comfortably holds an American style fridge freezer, washing machine and additional storage space.

Living room

A spacious and elegant bay-fronted living room featuring beautiful original stained-glass windows, high ceiling with decorative coving and an abundance of natural light. Tastefully presented, this welcoming reception room offers ample space for family living and entertaining.

Master bedroom

A generous master bedroom featuring a large window allowing an abundance of natural light, while ample space for a king-size bed and additional furniture. Beautifully presented, this spacious room provides a comfortable and peaceful









retreat overlooking the rear of the property.

Bedroom 2

A spacious and versatile second master bedroom. With generous proportions and a large window providing plenty of natural light.



Bathroom

Situated on the first floor is a stylish and contemporary family bathroom, beautifully finished with a walk-in shower, freestanding bath, vanity hand wash basin and WC. A frosted window provides natural light, creating a bright and relaxing space.

Bedroom 3

A well-proportioned bedroom, currently arranged as a dressing room with ample hanging and storage space. A large window provides plenty of natural light and the room offers flexibility to be used as a bedroom, nursery, home office or dressing room.



Bedroom 4

A spacious double bedroom situated on the top floor, featuring a large rooflight that fills the room with natural light. The room offers ample space for bedroom furniture and provides a bright, comfortable retreat.

Bathroom

A modern bathroom located on the top floor, fitted with a bath and overhead shower, hand wash basin and WC. Finished in a contemporary style with a heated towel rail, providing a practical and well-presented bathroom for the upper floor bedrooms.

Bedroom 5

A generous double bedroom located on the top floor, featuring a rooflight and vaulted ceilings that create a bright and airy feel. The room has ample space with a study and a seating area, making it ideal as a bedroom, home office or guest accommodation.



Outside

An attractive Victorian terrace home set behind a small front garden with an enclosed entrance porch provides a welcoming entrance. To the rear, the property benefits from an enclosed, low-maintenance garden with mature planting and the scope for a private space for outdoor dining and entertaining.



PURCHASE DETAILS:

Please note that the services & appliances have not been tested & the property is sold on that basis. Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

VALUATION:

If you are thinking of selling your home, why not contact one of our offices now for a FREE VALUATION strictly without any obligation. Contact us on Bradford (01274) 880019.

CALLANDER MORTGAGE SOLUTIONS:

Need mortgage advice? Why not let our specialist, in-house mortgage team look after you and do the hard work for you… Navigating the world of mortgages can be a daunting prospect. Callander Mortgage Solutions Ltd have access to a huge panel of lenders and are here to help and guide you every step of the way. Have you seen the perfect property? Is time of the essence? Or have you had bad credit? Give the independent experts a call, today and ask about the limited offer “Fee Free Whitney’s” packages!

CONVEYANCING:

Buying or selling a property? Need a fast, professional property lawyer to help you with your sale or purchase? Or both? Elliott James Legal Ltd are a trusted and respected law firm, specialising in all aspects of residential conveyancing and property matters. With local offices and more, why not benefit from our in-house relationship and ask us to introduce you to their friendly and supportive team of legal experts. Get your no-obligation quote today!

BUYERS CLUB:

The sales market can be extremely competitive and fast-moving, but we can give buyers who join the Buyers Club exclusive access to Pre-Market Listings. Seize the opportunity and be the first to view our up and coming properties. Members of the Buyers Club stay ahead of the competitive market by viewing homes before they reach the open market.

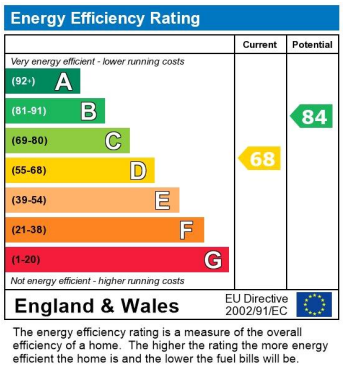
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Total area: approx. 160.0 sq. metres (1722.7 sq. feet)





The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.