



147 Cleckheaton Road, Low Moor, Bradford, BD12 0HL

**** EXTENDED TO THE REAR ** GREAT FAMILY HOME ** PLEASANT GARDENS TO THE REAR ****

VIEWING IS STRONGLY ADVISED for this spacious INNER TOWN HOUSE offering THREE BEDROOMS, TWO RECEPTION ROOMS accommodation. Benefitting further from GCH, DG the property offers pleasant gardens to the front and rear backing onto woodland. Situated within the Low Moor area which is ideal for commute via the motorway network and Low Moor train station, close to many amenities and schools.

BOOK YOUR VIEWING TODAY

£165,000

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ENTRANCE HALL

Stairs leading to the first floor

LOUNGE 12'10" (3.9) x 11' (3.35) plus bay

Feature fireplace, doors opening to the dining room.

DINING ROOM 15'10" x 9'7" (4.83m x 2.92m)

Good size room with understair store

KITCHEN EXTENSION 7'11" x 7'5" (2.41m x 2.26m)

Selection of wall and base units, worktops with sink and drainer, oven, hob and extractor. Plumbing for washer.

FIRST FLOOR

Landing area with loft access.

BEDROOM ONE 12'1" (3.68) x 9'2" (2.8) plus recess

Bedroom furniture with overhead store

BEDROOM TWO 8'4" (2.54) x 9'2" (2.8) plus recess

BEDROOM THREE 7'3" x 5'1" (2.2m x 1.55m)

BATHROOM

Three piece coloured suite with shower over bath, sink and w/c

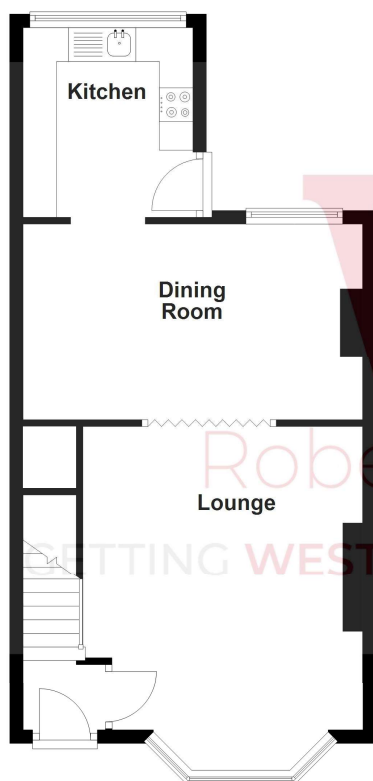
OUTSIDE

Pleasant lawned gardens to the front with bedding borders. Good size tiered gardens to the rear with lawn, patio seating and leading down to the beck. Outside tap,

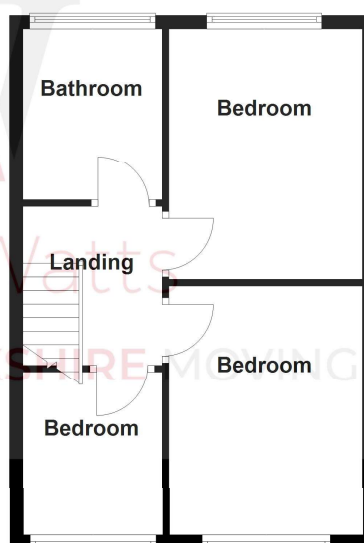
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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