



19 Bolland Buildings, Low Moor, Bradford, BD12 0LX

Charming period EXTENDED SEMI DETACHED which boasts character and warmth. Three well-appointed bedrooms PLUS an occasional room, this inviting property offers a tranquil and homely atmosphere ideal for family living. Conveniently located, yet feels secluded, providing a perfect balance of accessibility and privacy with the Motorway Network M62/Chainbar J26, Low Moor train station and stunning walks through the nature reserve. The interior features a blend of traditional and modern elements within the two reception rooms, well equipped kitchen and two wash facilities on offer. The well-maintained garden and patio areas to the front and rear are ideal for outdoor enjoyment, plus there is parking and garage.

VIEWING IS STRONGLY ADVISED

Offers Over £275,000

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ENTRANCE HALL

Welcoming area with space for shoes and coats. Bathroom off

HOUSE BATHROOM

Located on the ground floor with recently installed three piece suite incorporating panelled Jacuzzi bath, vanity style sink unit and W.C

LOUNGE 18'9" x 14'5" (5.72m x 4.4m)

Good size reception room with multi fuel stove inset into the chimney breast, window to the side elevation and patio doors leading to the patio, allowing plenty of natural light

DINING ROOM 11'1" x 14'6" (3.38m x 4.42m)

Impressive Inglenook fireplace being the focal point of the room. Access to the inner hallway and patio doors leading to the cottage garden and additional lawned garden

INNER HALLWAY

With plenty of storage

KITCHEN 8'9" x 9' (2.67m x 2.74m)

With an array of wall and base units, worktops with splashback sink and drainer. Integrated appliances to include washer and dishwasher. American fridge freezer and range cooker. Yorkshire stone flag flooring and lovely outlook over the gardens

FIRST FLOOR

Landing area with fitted wardrobes and store cupboard

MASTER BEDROOM 14'9" x 12'3" (4.5m x 3.73m)

Pleasant master bedroom with built in wardrobes

BEDROOM TWO 10'2" x 8'9" (3.1m x 2.67m)

Fitted wardrobes and access to the Jack and Jill suite

BEDROOM THREE 9'2" x 6'5" (2.8m x 1.96m)

Access to the Jack and Jill suite

OCCASSIONAL ROOM 5'9" x 6'1" (1.75m x 1.85m)

Skylight and store cupboard (limited head height)

JACK N JILL SHOWER ROOM

Oversize built in shower, sink and W.C

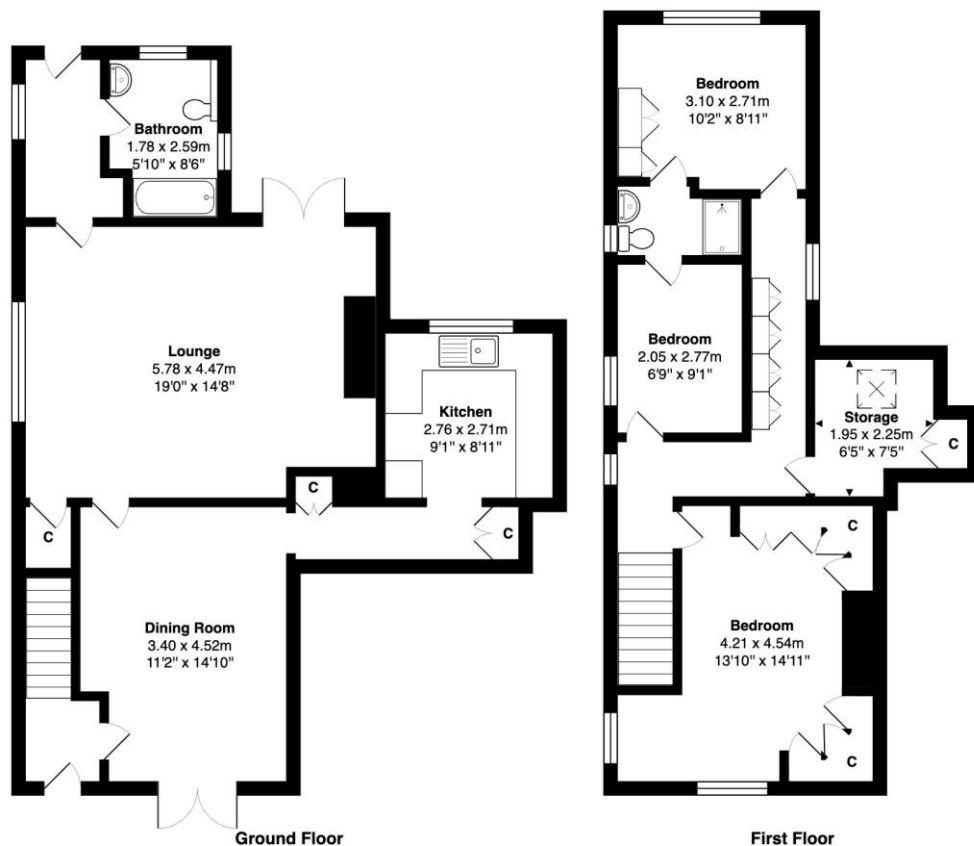
OUTSIDE

Tucked away and offering an abundance of surrounding gardens, ideal for entertaining and family events. Offering parking and garage, the enclosed gardens to the rear are mainly laid to lawn with mature shrub borders and patio seating areas. To the front there is a lovely cottage garden which leads to a 'secret garden' which provides a large lawned area surrounded by mature shrubs

BUYER DISCLAIMER Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service

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.





Total Area: 115.3 m² ... 1241 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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