



## 12 Lowfield Close, Low Moor, Bradford, BD12 0JX

\*\* REALISTICALLY PRICED \*\* POPULAR RESIDENTIAL LOCATION \*\* IN NEED OF UPDATING \*\* This semi detached bungalow is an ideal purchase for those looking to downsize. Sat on a pleasant plot with off road parking to the front and lawned gardens. Additional gardens to the rear and GARAGE. Inside, the property offers lounge, kitchen, TWO BEDROOMS and modern shower room. Situated within the Low Moor area with good commute links and pleasant walks nearby. The property is offered with NO CHAIN!

£160,000

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**ENTRANCE** Side entrance leading into the kitchen

**KITCHEN 8'8" x 12'1" (2.64m x 3.68m)**

Fitted kitchen with a selection of wall and base units, worktops, sink and drainer. Oven, hob and extractor, plumbing for washer and cupboard housing boiler

**INNER HALLWAY** Loft access, part boarded

**LOUNGE 15'8" x 11' (4.78m x 3.35m)**

Feature fireplace

**BEDROOM ONE 10'10" x 11' (3.3m x 3.35m)**

Fitted bedroom furniture

**BEDROOM TWO 8'8" x 7'9" (2.64m x 2.36m)**

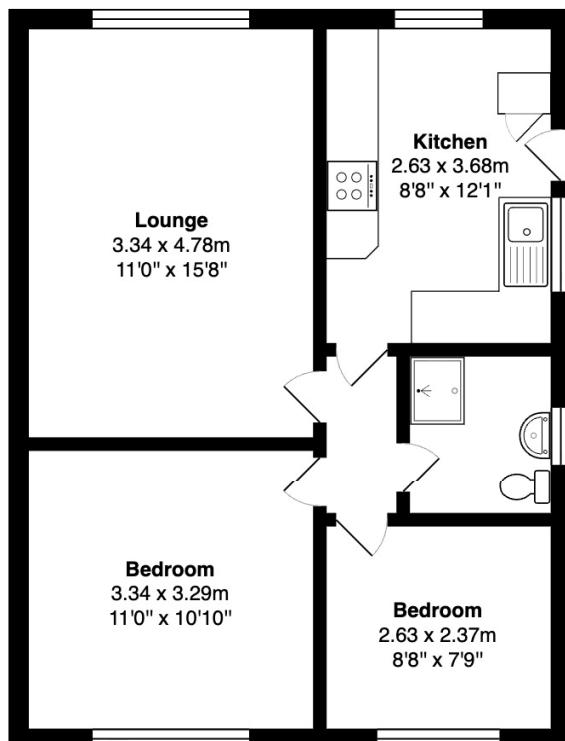
**SHOWER ROOM** Modern shower room with shower cubicle, sink and W.C

**OUTSIDE** Sat on a pleasant plot with gated drive and lawn gardens to the front. Patio area to the rear with lawn gardens and DETACHED GARAGE

**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.





**Ground Floor**

Total Area: 50.5 m<sup>2</sup> ... 544 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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