



7 Lloyds Drive, Low Moor, Bradford, BD12 0HB

SWIFT MOVE SALE - QUICKER COMPLETION: ASK FOR FURTHER INFORMATION

**** MODERN SEMI DETACHED **** A FANTASTIC PROPERTY TO GET YOU ON THE HOUSING LADDER ******
POPULAR RESIDENTIAL LOCATION ****** Viewing is strongly advised for this semi detached that we feel
would be ideal for First Time Buyers/young families or Professional couple. Situated within this highly
sought after part of Low Moor which offers many amenities to include the outstanding primary school of
Low Moor, Pleasant restaurant of Chapel House, commute via motorway and train to neighbouring towns
and pleasant walks through the local nature reserve. The property briefly comprises: Lounge, dining
kitchen with leads through to the conservatory. TWO DOUBLE BEDROOMS and house bathroom. In need
of minor cosmetic updating, additional benefits include GCH, DG, plenty of off road parking and gardens to
the front and rear. Realistically priced to achieve an early sale.

£168,500

T 01274 601119 **E** wibsey@robertwatts.co.uk **W** robertwatts.co.uk
Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

f RWEstateAgents **T** @robertwatts_

arla | propertymark naea | propertymark

7 Lloyds Drive, Low Moor, Bradford, BD12 0HB

SWIFT MOVE INFORMATION The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion.

ENTRANCE VESTIBULE Leading through to the lounge

LOUNGE 19'9" max x 11'6" max (6.02m max x 3.5m max)

Useful understair store cupboard, feature fireplace.

DINING KITCHEN 11'6" x 7'5" (3.5m x 2.26m)

Fitted kitchen with wall and base units, worktops, sink and drainer, free standing cooker, extractor hood, plumbing for washer space for undercounter appliances.

CONSERVATORY 9' x 10' (2.74m x 3.05m)

A great additional with patio doors leading to the rear.

FIRST FLOOR Landing area

BEDROOM ONE 11'6" x 11' max (3.5m x 3.35m max)

Over stairs cupboard

BEDROOM TWO 11'6" x 10'1" (3.5m x 3.07m)

Pleasant outlook.

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

OUTSIDE Lawned gardens to the front with driveway leading down the side. Gardens to the rear with decked seating area and lawns.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

 01274 601119
  wibsey@robertwatts.co.uk
  robertwatts.co.uk
 Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

 RWEstateAgents
  @robertwatts_

arla | propertymark naea | propertymark