



## **12 Park House Walk, Low Moor, Bradford, BD12 0PL**

**\*\* SOUGHT AFTER LOCATION \*\* DORMER SEMI DETACHED \*\* VIEWING IS ESSENTIAL** for this lovely FAMILY HOME. Currently providing THREE BEDROOM, TWO RECEPTION ROOMS AND FAMILY BATHROOM accommodation, the property is further enhanced with GCH, DG and good size kitchen. Externally, there are pleasant gardens to the front, driveway allowing parking for several cars and LARGE gardens to rear with patio, bedding areas and lawns, which lends itself to further extensions (subject to permissions). Situated within this increasingly popular area of Low Moor where the properties are continuing to SELL WELL! Ideal for commute to Bradford/Halifax, motorway network links (Chainbar J26/M62) and the Low Moor train station.. **DO NOT DELAY! BOOK YOUR VIEWING TODAY**

**£240,000**

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## ENTRANCE VESTIBULE

Leading into hall

## HALLWAY

Stairs leading to first floor, understair cupboard and walk in store with window

## KITCHEN 12' x 8' (3.66m x 2.44m)

Fitted kitchen with a selection of wall and base units, worktops, sink and drainer. Integrated dishwasher, oven, hob and extractor. Plumbing for washer

## LOUNGE 15'11" x 11' (4.85m x 3.35m)

Great size reception room with feature fireplace

## DINING ROOM 12' x 10'11" (3.66m x 3.33m)

Former bedroom when built, used as dining room with patio doors leading to the garden terrace

## BATHROOM

Three piece suite with shower over panelled bath, sink and W.C

## FIRST FLOOR

Landing area with eave storage

## BEDROOM ONE 15' x 10' (4.57m x 3.05m)

Large master bedroom

## BEDROOM TWO 10'2" x 8' (3.1m x 2.44m)

## BEDROOM THREE 10'1" x 6'5" (3.07m x 1.96m)

Pleasant outlook

## OUTSIDE

Sat on a good size plot with lawned gardens to the front, driveway allowing parking for several cars and LARGER THAN AVERAGE gardens to the rear with seating area, lawns and mature shrubs

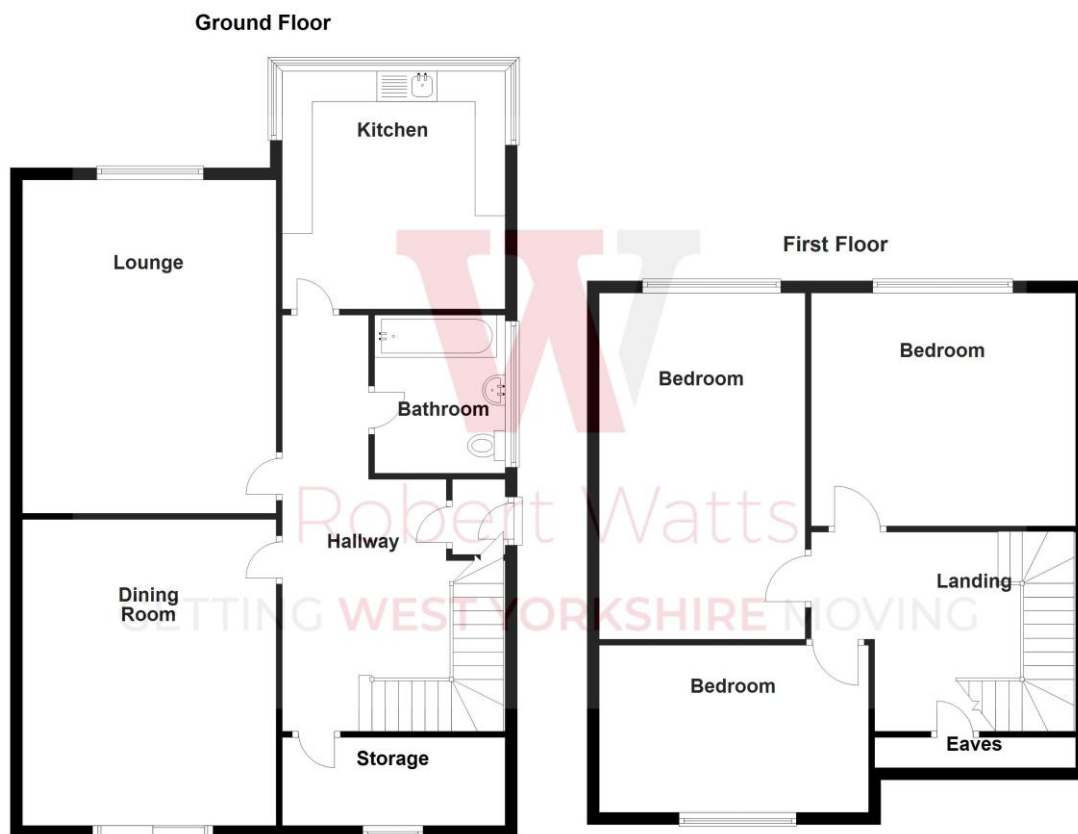
## BUYER DISCLAIMER

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.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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