



80 Union Road, Low Moor, Bradford, BD12 0DF

**** AN ABUNDANCE OF KERB APPEAL **** Step inside this LOVELY END TERRACED PROPERTY situated within this highly sought after area of Low Moor. Briefly comprising good size dining kitchen, lounge, TWO BEDROOMS and bathroom. The property has a southerly aspect to the front with lawned gardens and pleasant views across Harold Park. We feel this is ideal for FIRST TIME BUYERS or those looking to downsize. Close to many amenities, walks through the park and commute to Bradford, Leeds, PLUS a short distance from the Low Moor train station. SIMPLY MUST BE VIEWED

£150,000

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ENTRANCE HALL Tiled floor

LOUNGE 14'5" x 13'6" (4.4m x 4.11m)

Modern fire surround and laminate flooring

EXTENDED 'L' SHAPED KITCHEN 13' (3.96) x 7' (2.13) with additional 5'5" (1.65) x 4'1" (1.24)

Fitted kitchen with a selection of wall and base units. Worktops, 1 1/2 bowl sink unit, plumbing for washer, and splash back tiled walls. Useful store closet and access to cellar

CELLAR With light

BEDROOM ONE 10'2" x 8'7" (3.1m x 2.62m)

BEDROOM TWO 11'5" x 7'4" (3.48m x 2.24m)

BATHROOM Three piece modern white suite. Bath with shower over, sink and W.C. Tiled walls

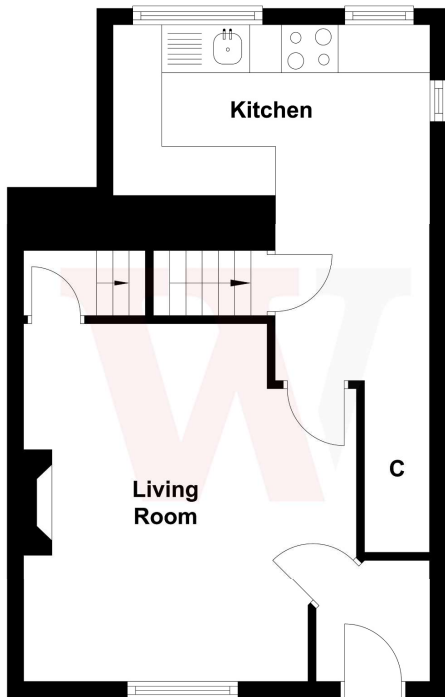
OUTSIDE Pleasant, low maintenance garden to the front

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

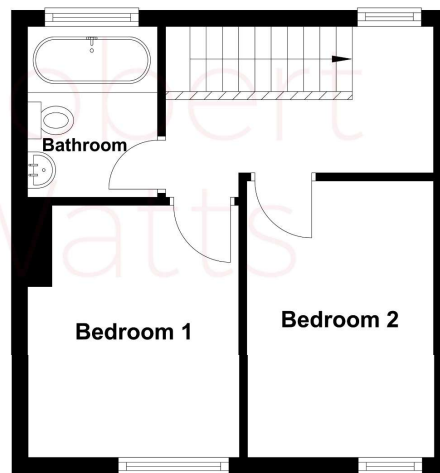
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		