



### **35 Markfield Close, Low Moor, Bradford, BD12 0UW**

**\*\* OFFERED WITH NO CHAIN \*\* VERSITILE LIVING SPACE \*\* PLENTY OF OUTSIDE SPACE \*\*** Dormer style SEMI DETACHED situated within this increasingly popular area of Low Moor and within a short distance of Wyke Village amenities. Briefly comprising: Large entrance hallway with open stairs to first floor, lounge with dining room/bedroom off, kitchen and bathroom to the ground floor. TWO BEDROOMS plus occasional room and plenty of under eave storage to the first floor. Externally are large gardens to the front and rear, driveway and garage area that has been utilized as an additional room ideal for home office/games room. The UNDERHOUSE area has wall and base units, plumbing, power and light. Ready for buyers to 'make their own mark'.

**£164,900**

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### **SIDE ENTRANCE**

Large entrance hall with open stairs to first floor and laminate flooring

### **LOUNGE 17'1" x 10'5" (5.2m x 3.18m)**

Feature fireplace

### **DINING ROOM / BEDROOM THREE 12' x 10'6" (3.66m x 3.2m)**

Off from lounge

### **KITCHEN 10'9" x 7'9" (3.28m x 2.36m)**

Selection of wall and base units. Worktops, sink and drainer. Freestanding cooker, dish washer and plumbing for washer

### **BATHROOM**

Three piece suite with shower over bath and screen. Sink, W.C and storage unit

### **FIRST FLOOR**

Large under eave store

### **BEDROOM ONE 10'6" x 11'8" (3.2m x 3.56m)**

Dormer window

### **BEDROOM TWO 8'3" x 8'6" (2.51m x 2.6m)**

Gable window

### **OCCASIONAL ROOM 8'6" x 9'8" (2.6m x 2.95m)**

No window. This provides access to bedroom one

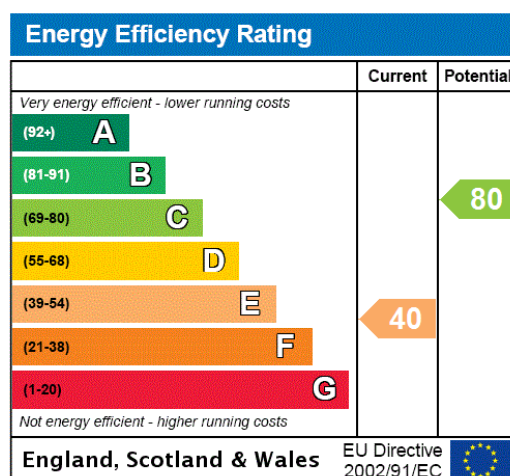
### **OUTSIDE**

Large gardens to the front with driveway. Former garage has been decorated with power and light which ideal home office space. Good size gardens to the rear and large underhouse store area with wall and base units, plumbing and power and light

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.







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