



105 Cleckheaton Road, Low Moor, Bradford, BD12 0HL

**** SPACIOUS THROUGHOUT **** Ideal for **FIRST TIME BUYERS** and **YOUNG FAMILIES** is this lovely **END TOWN HOUSE** offering **THREE BEDROOM** accommodation enhanced further with good size dining kitchen, pleasant lounge, family bathroom, GCH DG and alarm. Externally gardens to front and rear please **OFF STREET PARKING**. Situated within this increasingly sought after area of **LOW MOOR**, ideal for many amenities include Sedbergh Sports Center, Low Moor train station, primary and secondary schools and a short distance from the Motorway Network Chainbar J26/M62. **BOOK YOUR VIEWING TODAY**

£155,000

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ENTRANCE HALL

Stairs leading to first floor

LOUNGE 12'6" (3.8) x 14'2" (4.32) max into bay

Good size lounge, feature fire surround with gas fire connection

DINING KITCHEN 12'4" x 15'4" (3.76m x 4.67m)

Fitted kitchen with a selection of wall and base units, worktops, sink and drainer, oven hob and extractor, plumbing for washer. Useful pantry area off and traditional built in cupboard and drawer to alcoves. Feature fireplace.

FIRST FLOOR

Landing area

BEDROOM ONE 12'4" x 10'2" (3.76m x 3.1m)

Built in wardrobes to alcoves

BEDROOM TWO 12'4" x 9'9" (3.76m x 2.97m)

Built in wardrobes to alcoves and storage.

BEDROOM THREE 7'5" x 5' (2.26m x 1.52m)

BATHROOM

Three piece white suite with shower over bath, sink and w/c.

OUTSIDE

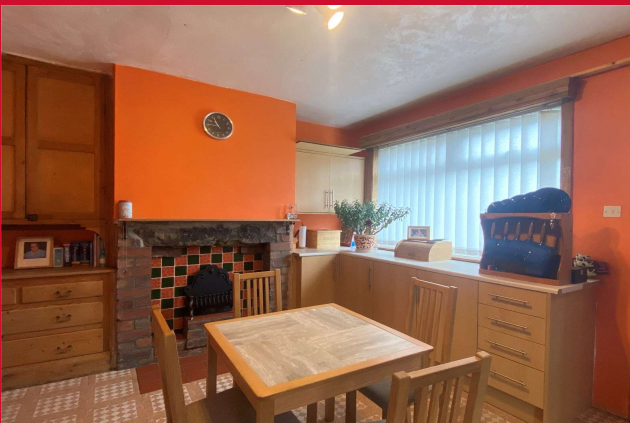
Pleasant gardens to the front with mature shrubs. Lawned gardens to the rear with blocked paved driveway.

FURTHER INFORMATION

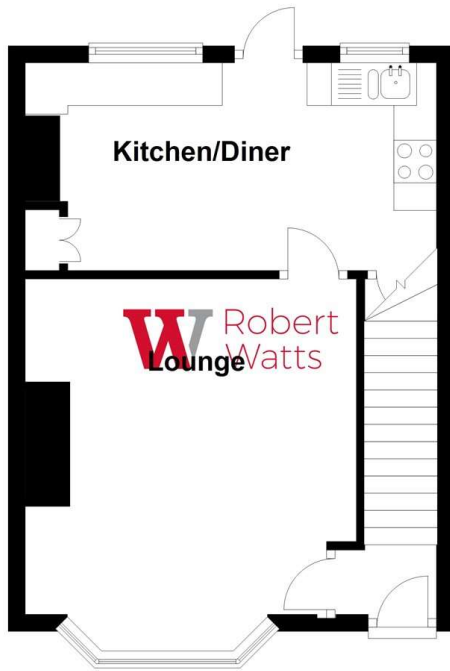
Council Tax - Band B

Tenure - Freehold

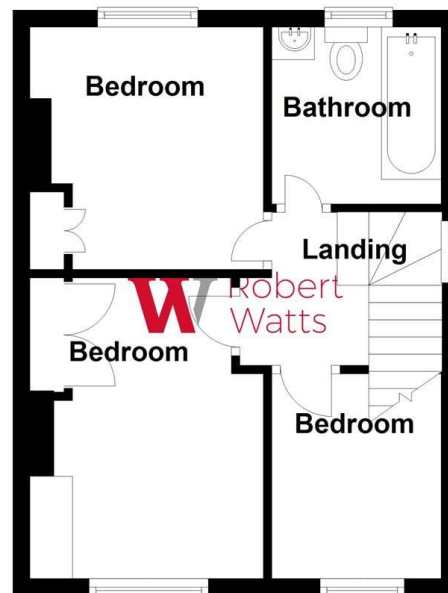
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



Please Note: This plan is for general layout guidance only and not to be relied upon for measurements.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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