



6 Belmont Crescent, Low Moor, Bradford, BD12 0PE

**** MOTIVATED SELLER ** SENSIBLE OFFERS CONSIDERED ** NO CHAIN ** ATTENTION FAMILY BUYERS!**

Occupying an enviable plot, we feel this EXTENDED SEMI-DETACHED will appeal to the modern family and simply **MUST BE VIEWED** to fully appreciate. Currently providing **FOUR BEDROOM** accommodation and further enhanced by a good size **ADDITIONAL FAMILY/DINING ROOM** with useful ground floor WC off which could be utilized as an additional bedroom. Externally are pleasant gardens to the front and rear with raised patio area and plenty of off road parking. Situated within this **HIGHLY SOUGHT AFTER** area of Low Moor, ideal for many amenities, schools, sports facilities, Low Moor train station and commute via the motorway network.

£240,000

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ENTRANCE PORCH

Leading to entrance hall

ENTRANCE HALL

Stairs leading to first floor, understair storage cupboard and access to the ground floor accommodation

LOUNGE 23'6" x 12'10" (7.16m x 3.9m)

Good size lounge with feature fireplace. Windows to front and rear

RECEPTION TWO 14'8" x 9'11" (4.47m x 3.02m)

Good size reception room and access to the cloakroom

CLOAKROOM

Sink and W.C

KITCHEN 16'2" x 10' (4.93m x 3.05m)

A selection of wall and base units with complementary worktops, tiled splash back, sink and drainer. Electric oven, gas hob and space for fridge. Plumbing for washer

FIRST FLOOR

BEDROOM ONE 12'5" x 10'5" (3.78m x 3.18m)

Double bedroom

BEDROOM TWO 11' x 9'5" (3.35m x 2.87m)

Double bedroom

BEDROOM THREE 18'4" x 9'10" (5.6m x 3m)

Double bedroom with windows to front and rear

BEDROOM FOUR 8'4" x 7'10" (2.54m x 2.4m)

Single bedroom

BATHROOM

Partly tiled three piece bathroom with panelled bath and shower over. Sink and W.C

OUTSIDE

Off road parking and garden to the front. Patio seating area and good size lawn garden to the rear

FURTHER INFORMATION

Council Tax - Band C

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.



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