



## 581 Cleckheaton Road, Low Moor, Bradford, BD12 0JY

**\*\* SPACIOUS SEMI DETACHED BUNGALOW \*\* GREAT SPACE INSIDE AND OUT WITH VAST POTENTIAL FOR MORE!**

**\*\* SOUGHT AFTER LOCATION \*\*** Viewing is strongly advised for this lovely THREE BEDROOM PROPERTY PLUS DRESSING ROOM WHICH COULD CREATE A FOURTH! Well-presented throughout the property also benefits from certain aspects that have been adapted for disabled use. Briefly comprising: large dining kitchen, lounge, TWO DOUBLE BEDROOMS and wet room to the ground floor. The first floor is dedicated to an overall master suite with large double bedroom having EN\_SUITE facilities and dressing room/home office plus under eave storage. Externally is block paved driveway and garage to the rear, garden to side with permanent ramp and good space to the front to allow a mature garden and seating area. Close to many amenities, walks through Victoria Park, Low Moor train station and commute via the motorway links.

**£195,000**

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## ENTRANCE

Direct into the dining kitchen

## DINING KITCHEN 15'8" x 11'1" (4.78m x 3.38m)

Superb space ideal for entertaining with a selection of wall and base units including display cabinets and kickboard lighting, worktops with splashback, sink and drainer, integrated dish washer, fridge freezer, oven, hob and extractor. Plumbing for washer. Double doors leading through to the lounge

## LOUNGE 16'2" x 10'9" (4.93m x 3.28m)

Good size reception room

## INNER HALL

Stairs leading to the first floor

## BEDROOM ONE 11'3" x 9'3" (3.43m x 2.82m)

Tastefully decorated with large walk in store

## BEDROOM TWO 10'9" x 10'3" (3.28m x 3.12m)

## WET ROOM

Adapted for disabled use with shower, sink and w/c

## FIRST FLOOR

Dedicated to overall master room with a vast amount of scope to create additional rooms.

## BEDROOM THREE 16'1" x 10'3" (4.9m x 3.12m)

Open arch leading to en-suite

## EN-SUITE

Double shower cubicle, sink and w/c

## HOME OFFICE/DRESSING AREA

Large space with Velux windows

## UNDER EAVE STORAGE 22'6" x 4'11" (6.86m x 1.5m)

With power and light

## OUTSIDE

Sat on a good size plot with block paving to the rear allowing off road parking and detached garage (power and light. To the side is a permanent ramp leading to the side door and seating area. Pleasant gardens to the front with mature shrubs and seating area.

## BUYERS 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.







Total Area: 109.8 m<sup>2</sup> ... 1182 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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