



96 Park Road, Low Moor, Bradford, BD12 0DJ

**** FANTASTIC CORNER PLOT POSITION WITH A VAST AMOUNT OF POTENTIAL ** NO CHAIN ** STUNNING VIEWS ACROSS HAROLD PARK AND BEYOND **** Occupying a SUBSTANTIAL CORNER PLOT and situated in this highly sought after and most convenient location of Low Moor is this THREE BEDROOM semi-detached property. 'Park Road' is tastefully decorated throughout and briefly comprises; living room, large dining kitchen, house bathroom, two double bedrooms and a single bedroom. The extensive grounds offers gardens to the three sides which provides ample space for extensions and outbuildings (subject to the relevant permissions) should anyone wish. Plus driveway leading to garage and plenty of space for additional parking. Ideal for schools, amenities and commute via the motorway or Low Moor train station. **VIEWING IS STRONGLY ADVISED.**

Offers Over £235,000

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ENTRANCE HALL

Open stairs to first floor, laminate flooring

LOUNGE 12'3" x 11'2" (3.73m x 3.4m)

Lovely size reception room with solid oak fireplace and stove. Large bay window which enjoys the outlook over the park. Laminate flooring

BREAKFAST DINING KITCHEN 18'2" x 10'10" (5.54m x 3.3m)

Impressive modern kitchen with a selection of wall and base units. Worktops incorporating breakfast bar which looks out through a large window on the rear garden.

Plenty of space for dining table, oven, hob, extractor, fridge freezer and integrated dish washer and washer. Traditional Victorian fireplace with surround which compliments the room. Pantry area

FIRST FLOOR

Landing area

BEDROOM ONE 12'4" x 11'2" (3.76m x 3.4m)

Built in wardrobes to alcove and impressive views

BEDROOM TWO 12'4" x 11' (3.76m x 3.35m)

Built in storage to alcove, overlooking the rear gardens which welcomes plenty of wildlife

BEDROOM THREE 8'3" (2.51) x 5'7" (1.7) including stairhead

Views overlooking Harold Park

BATHROOM 5'7" x 8' (1.7m x 2.44m)

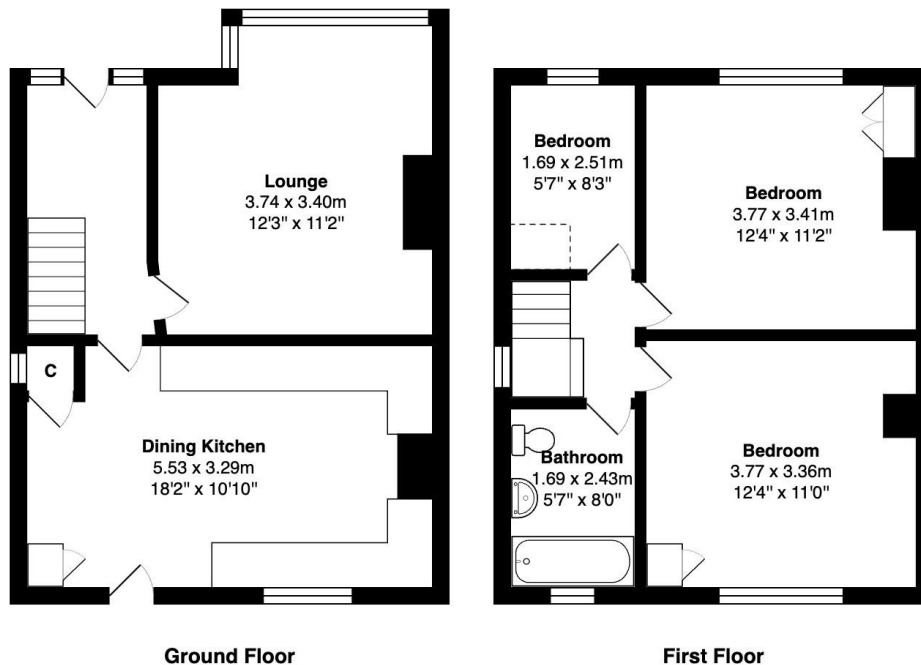
Three piece white suite with mixer shower taps over bath, sink and W.C. Fully tiled walls

OUTSIDE

Sat on an enviable plot with vast amount of outside space to three sides, mainly laid to lawn at the front and side with mature shrub borders and shed. This area lends itself to plenty of opportunities for further development. Driveway to the side of the plot leading to detached garage and additional parking. Well stocked gardens to the rear with paved seating area leading to a raised decked area with Veranda. This backs onto woodland and is an ideal spot for those into Wildlife

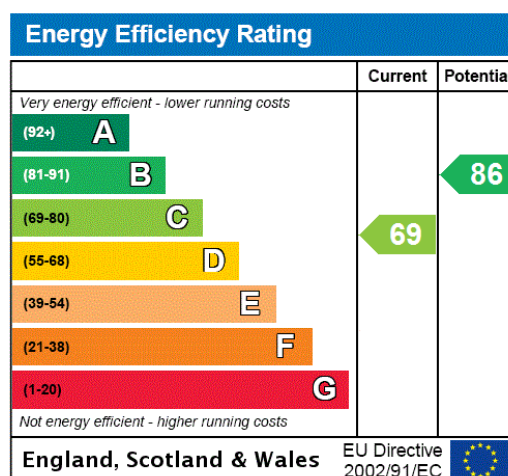
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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: 77.9 m² ... 839 ft²

All measurements are approximate and for display purposes only



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