



26A Wesley Avenue, Low Moor, Bradford, BD12 0NR

**** OFFERED WITH NO CHAIN ** PRICED TO SELL! ** GREAT SPACE THROUGHOUT ** IDEAL FAMILY HOME **** An individually designed DETACHED PROPERTY with accommodation sat over 3 floors. Briefly comprising: entrance hall, lounge leading through to a well equipped dining kitchen. Utility area and cloakroom plus CONSERVATORY. THREE BEDROOMS and FOUR PIECE family bathroom to the first floor with an overall MASTER BEDROOM WITH EN-SUITE to the second floor. Externally is off road parking to the front and pleasant low maintenance gardens to the rear, mainly paved, and garden shed. Situated within this INCREASINGLY POPULAR area of Low Moor, ideal for the schools, commute via the motorway and Low Moor train station and many amenities. We feel this is an ideal family home and STRONGLY URGE early arrangement of viewing.

£245,000

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ENTRANCE HALL

With stairs leading to first floor

LOUNGE 14'11" x 13'4" (4.55m x 4.06m)

Laminate flooring throughout and opening to the dining kitchen

DINING KITCHEN 13' x 9'9" (3.96m x 2.97m)

Good size fitted kitchen with a selection of wall and base units, worktops with sink and drainer. Oven, hob and extractor, plumbing for dishwasher. Integrated fridge and freezer, patio door to conservatory

UTILITY AREA 3'6" x 4'10" (1.07m x 1.47m)

Plumbing for washer and room for dryer under worktops

CLOAKROOM

Sink and W.C

CONSERVATORY 8'4" x 9' (2.54m x 2.74m)

Laminate flooring

FIRST FLOOR

Landing area with stairs leading to second floor

BEDROOM TWO 14'7" x 8'8" (4.45m x 2.64m)

Laminate flooring

BEDROOM THREE 11' x 7' (3.35m x 2.13m)

Laminate flooring

BEDROOM FOUR 11'5" max x 7'11" (3.48m max x 2.41m)

Maximum measurements including stairhead, laminate flooring

HOUSE BATHROOM

Good size bathroom with panelled bath, shower cubicle sink and W.C

SECOND FLOOR

MASTER BEDROOM 16'8" x 14'3" (5.08m x 4.34m)

Laminate flooring and Velux windows. Access to large en-suite

EN-SUITE 13'7" x 5'8" (4.14m x 1.73m)

Good size en-suite with shower, sink and W.C

OUTSIDE

Off road parking to the front, access down the side, pleasant gardens to the rear mainly paved with raised bedding areas and garden shed

FURTHER INFORMATION

Council Tax - Band D

Tenure - Freehold

MORTGAGES We recommend The Mortgage Maestro, who are whole of market mortgage brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today. Your home may be repossessed if you do not keep up to repayments on your mortgage.

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: 118.8 m² ... 1279 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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