



## 19 Third Street, Low Moor, Bradford, BD12 0JB

**\*\* GREAT FIRST TIME PURCHASE/YOUNG FAMILY HOME \*\* CLOSE TO LOW MOOR TRAIN STATION \*\***  
Boasting my traditional features throughout and offering spacious accommodation over four floors is this INNER FRONT TERRACED property. Briefly comprising: entrance hallway, large lounge with stove, basement dining kitchen having internal and external access, two bedrooms and bathroom to the first floor plus an overall attic room. Many recent improvements have been made to the property to include replacement windows, boiler, and new electric consumer unit. Outside are pleasant low maintenance gardens. Well placed for many amenities, schools, motorway links to Leeds plus the train station being within walking distance for most. **BOOK YOUR VIEWING TODAY.**

**£139,950**

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## **ENTRANCE HALLWAY**

With oak banister leading to the first floor and access to the basement kitchen

## **LOUNGE 14'6" x 14'11" (4.42m x 4.55m)**

Good size lounge with feature exposed brick open chimney housing stove

## **BASEMENT DINING KITCHEN 14'5" x 14'11" (4.4m x 4.55m)**

Two large store areas leading to the kitchen with power and light. Neighbouring houses have utilised one as a cloakroom area. The kitchen has an array of wall and base units, worktops, sink and drainer. Oven hob and extractor, plumbing for washer. Stone flooring and external access

## **STORE 5'1" x 8'2" (1.55m x 2.5m)**

## **FIRST FLOOR**

### **BEDROOM ONE 11'2" x 14'11" (3.4m x 4.55m)**

### **BEDROOM TWO 4'8" x 9'8" (1.42m x 2.95m)**

## **BATHROOM**

Three piece suite with shower over bath, sink and W.C

## **SECOND FLOOR 20' x 9'4" (6.1m x 2.84m)**

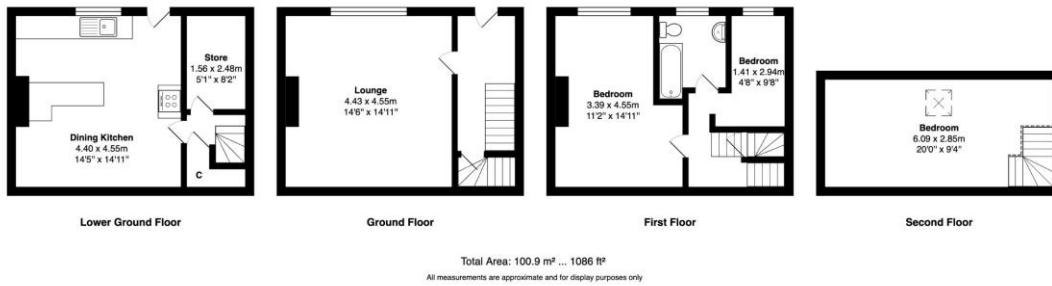
Overall attic room with Velux window and under eave storage

## **OUTSIDE**

Gated, low maintenance garden area to the front with understair wood store

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.





| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         | <b>86</b> |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | <b>57</b>               |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England, Scotland &amp; Wales</b>        | EU Directive 2002/91/EC |           |

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