



25 Markfield Avenue, Low Moor, Bradford, BD12 0UL

**** MUST BE VIEWED TO FULLY APPRECIATE **** Recently reconfigured SEMI DETACHED which offers well presented accommodation throughout with all Modern fixtures and fittings as a full refurbishment was completed within recent years. Briefly comprising: Entrance hallway, lounge, dining kitchen, shower room, utility room and ground floor bedroom/office. To the first floor are a further 2 bedrooms and bathroom. Externally are pleasant gardens to the front, driveway allowing parking for several cars leading to a DETACHED DOUBLE GARAGE and low maintenance gardens to rear. Situated within this increasingly popular part of BD12, Low Moor, which is well placed for many amenities, schools and commute.

Guide Price £218,000

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ENTRANCE HALLWAY

UTILITY ROOM 6'1" x 5'5" (1.85m x 1.65m)

Plumbing for washer and space for dryer

LOUNGE 14'3" x 10'8" (4.34m x 3.25m)

Good size reception room

KITCHEN 10'2" x 10'8" (3.1m x 3.25m)

Modern, two tone kitchen with a selection of wall and base units. Worktops, sink and drainer. Oven, hob and extractor and space for freestanding appliances. Patio doors to the rear

BEDROOM / OFFICE 8'11" x 9'3" (2.72m x 2.82m)

SHOWER ROOM

Corner shower cubicle, vanity style sink and W.C

FIRST FLOOR

Landing area with Velux window

BEDROOM 11' x 9'3" (3.35m x 2.82m)

BEDROOM 12'1" x 9'8" (3.68m x 2.95m)

BATHROOM

Three piece suite with mixer shower taps, sink and W.C

OUTSIDE

Lawned gardens to the front. Driveway allowing parking for several cars which leads to detached garage with power and light plus additional storage. Paved garden to rear

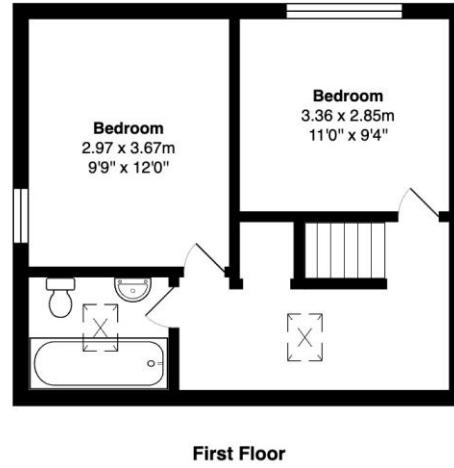
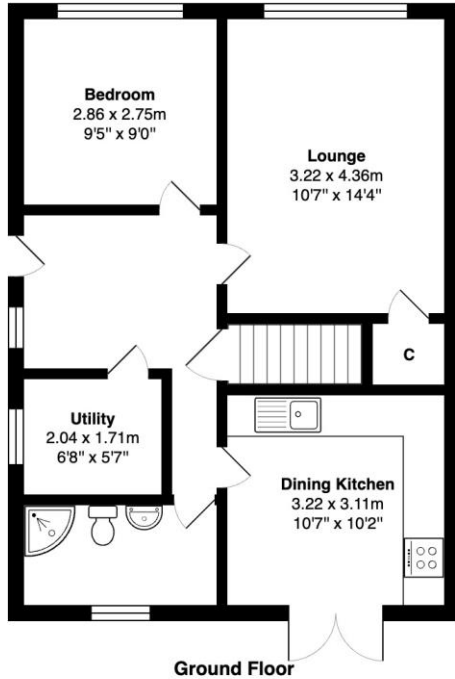
FURTHER INFORMATION

Council Tax - Band B

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.





Total Area: 88.5 m² ... 953 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		82
(69-80) C		
(55-68) D	59	
(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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