



## **9 Second Street, Low Moor, Bradford, BD12 0JD**

OFFERED WITH NO CHAIN! Ideal for FIRST TIME BUYERS or INVESTMENT is this lovely END THROUGH TERRACED which is situated within this increasingly popular part of Low Moor, BD12. Briefly comprising: lounge opening through to the well equipped kitchen. TWO BEDROOMS to the first floor plus bathroom. Low maintenance garden to the front and yard area to the rear. Well placed for many amenities, sports facilities, motorway transport links and Low Moor train station. Viewing is strongly advised

**£110,000**

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**FURTHER INFORMATION** Council Tax - Band A

Tenure - Freehold

**ENTRANCE** Direct access to lounge

**THROUGH LOUNGE / KITCHEN 21'5" x 13'1" (6.53m x 4m)**

Lounge/kitchen open with a selection of wall and base units, worktops, sink and drainer. Five ring gas hob and oven. Plumbing for washer, understair store and access to the rear. Laminate flooring

**BEDROOM ONE 13'3" (4.04) x 9'8" (2.95) plus recess**

Feature cast iron fireplace

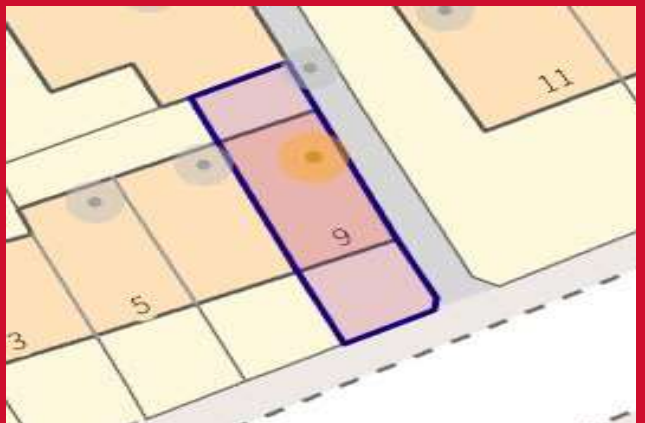
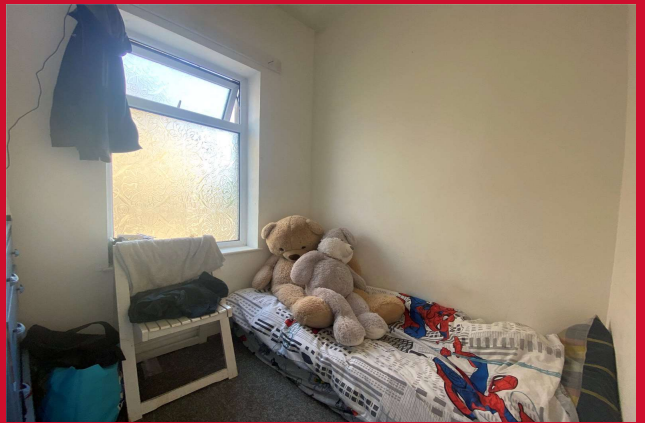
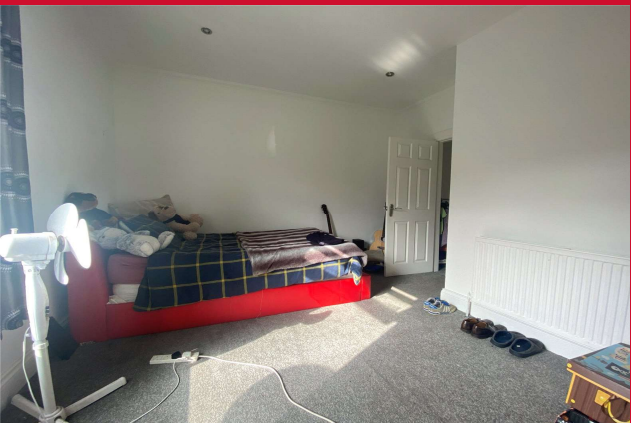
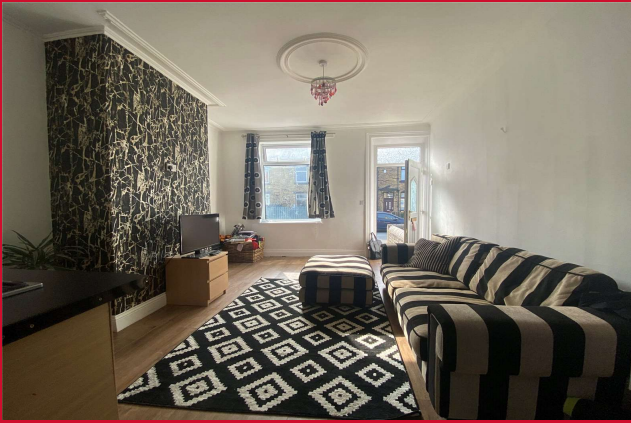
**BEDROOM TWO 6'4" x 7'5" (1.93m x 2.26m)**

**BATHROOM** Three piece white suite, shower over bath and mixer tap

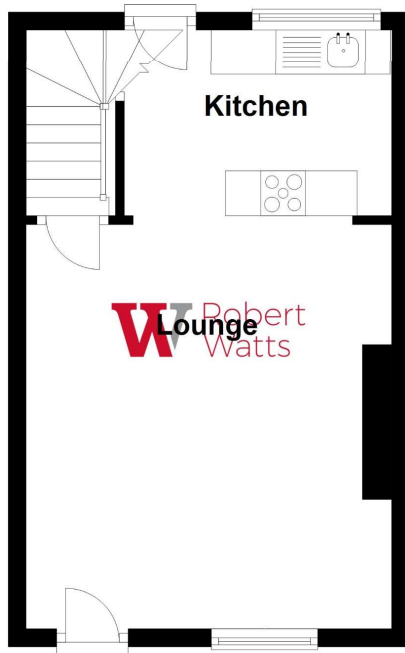
**OUTSIDE** Garden to the front and small yard to the rear which the neighbour has access through

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.

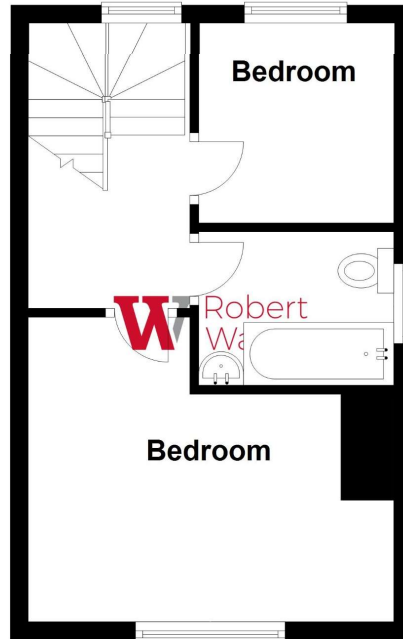




### Ground Floor



### First Floor



Please Note: This plan is for general layout guidance only and not to be relied upon for measurements.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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