



1 Belmont Grove, Low Moor, Bradford, BD6 1BQ

Ideal for development or extension this detached bungalow has huge potential STPP. Quietly tucked away in its own large, mature grounds the property enjoys a high degree of privacy, has extensive parking, double and single garage.

£415,000

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ENTRANCE

SUN ROOM 10'11" x 7'3" (3.33m x 2.2m)

Useful sitting area with tiled floor. Cloakroom off

CLOAKROOM

With low flush W.C and hand wash basin. Tiled floor

'L' SHAPED LOUNGE / DINING ROOM 22'10" x 16'9" max (6.96m x 5.1m max)

Lounge area with large picture window overlooking the gardens. Fireplace with granite hearth and mantle. Dining area with patio doors to sun room

HALL

With built in storage cupboards

DINING KITCHEN 12'1" x 10'4" (3.68m x 3.15m)

Fitted with a range of wall and base units with worktops over. Stainless steel single drainer unit, ceramic hob, built in oven and plumbing for dishwasher. Large window overlooking rear garden. Space for table

UTILITY ROOM 10'8" x 6'7" (3.25m x 2m)

Fitted with a range of wall and base units with worktops over. Stainless steel single drainer sink unit. Plumbing for washer, space for fridge freezer. Window overlooking rear garden. Built in cupboard housing central heating boiler. Door to garages

INNER HALL

With built in cloaks and storage cupboard. Door giving access by way of a paddle staircase to attic

MASTER BEDROOM 14'9" x 11'10" (4.5m x 3.6m)

Superb master bedroom with large picture window overlooking front garden. Range of built in furniture including wardrobes, bedside cabinets, high storage cupboards and dressing table unit

BEDROOM TWO 12'5" x 11'3" (3.78m x 3.43m)

Second double bedroom with a range of built in wardrobes. Window overlooking the rear garden

ENSUITE WET ROOM

With plumbed shower, low flush W.C and pedestal wash hand basin. Velux roof light

BATHROOM Main bathroom with panelled bath with shower over and glazed screen, range of storage cabinets with low flush W.C and vanity unit with wash hand basin. Tiled walls

ATTIC (WITH RESTRICTED HEADROOM)

Room One - 26'9" x 17'

Room Two - 11'3" x 6'4"

OUTSIDE

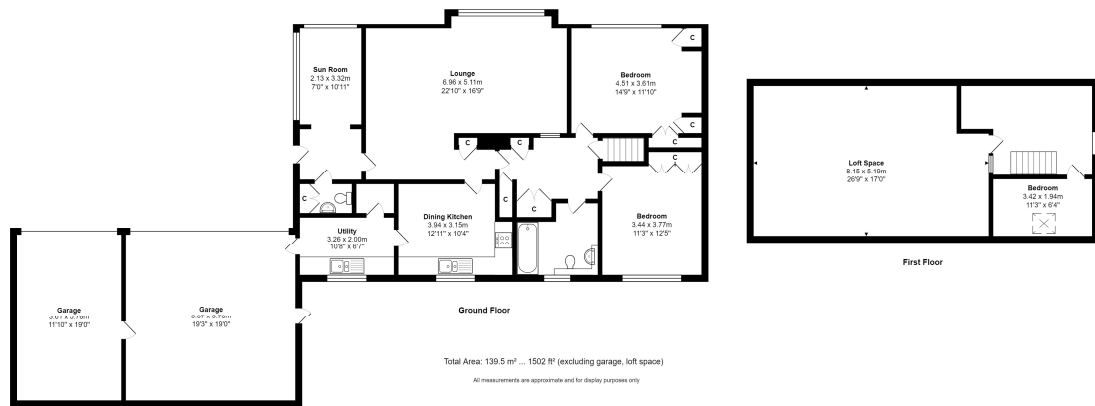
The property is approached by a private road with right access to neighbouring properties. Double wrought iron gates lead to the grounds of Wood Nook and its extensive drive, parking areas and garages. Garage one (19'3 x 19') with electrically operated door to front and door giving access to rear garden. Access from Garage One to Garage Two (19' x 11'10") with up and over door to front. The gardens extend to all sides of the property with lawns, mature shrubs and trees.

FURTHER INFORMATION

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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