



18 Belmont Rise, Low Moor, Bradford, BD12 0PB

**** FANTASTIC PLOT **** Sat on an enviable corner plot position within a pleasant cul de sac location within this **INCREASINGLY SOUGHT AFTER** area of Low Moor. Lovely traditional SEMI DETACHED offering **THREE BEDROOM** accommodation. Offers GCH and DG the property is in need of minor cosmetic updating. The impressive plot offers **PLENTY OF SCOPE** for possible extension (subject to permissions). The resin driveway leading to a detached garage (power and light). Gardens to the front, enclosed decked garden to the side with shed, greenhouse and covered area with ornamental pond. To the rear the AstroTurf lawns was complimented with mature shrub borders **PLUS** an additional lean to the rear of the garage. We feel this is a brilliant opportunity for family buyers to create their own home! Well placed for many amenities, well regarded primary school, sports facilities, restaurants and great links for commute via the motorway and Low Moor train station.
BOOK YOUR VIEWING TODAY

£170,000

T 01274 601119 **E** wibsey@robertwatts.co.uk **W** robertwatts.co.uk
Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

f RWEstateAgents **T** @robertwatts_

arla | propertymark naea | propertymark

18 Belmont Rise, Low Moor, Bradford, BD12 0PB

ENTRANCE HALLWAY Stairs to first floor

LOUNGE 11'10" x 19' (3.6m x 5.8m)

Feature fireplace and picture rail

KITCHEN 11'3" x 7'6" (3.43m x 2.29m)

Oven, hob and extractor. Pantry area off. Sink and drainer. Plumbing for washer

BEDROOM ONE 12'1" x 9'7" (3.68m x 2.92m)

BEDROOM TWO 12'2" x 9'3" (3.7m x 2.82m)

BEDROOM THREE 6'3" x 6'4" (1.9m x 1.93m)

Stair head

BATHROOM Shower cubicle, sink and W.C.

OUTSIDE Large plot size with greenhouse and shed. Sat on an enviable plot with resin driveway leading to a large detached garage (used as a worktop) and additional garden to the front. Enclosed decked area, shed, green house, potting shed with lean to and ornamental pond. Additional enclosed garden to the rear, well stocked with mature shrubs, astroturf and resin seating area. VAST POTENTIAL

GARAGE Utilised as workshop with power and light

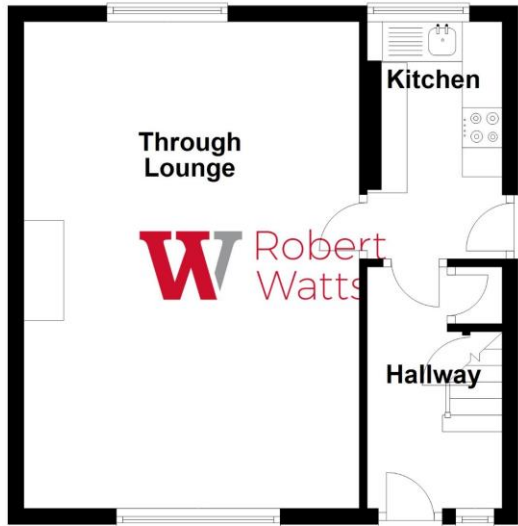
FURTHER INFORMATION Council tax - Band B

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.



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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(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	

01274 601119
 wibsey@robertwatts.co.uk
robertwatts.co.uk
 Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

RWEstateAgents
 @robertwatts_

arla | propertymark naea | propertymark