



4 Delf Hill Close, Lowmoor, Bradford, BD12 0AJ

**** FANTASTIC PLOT ** MODERN SEMI DETACHED ** SHOW HOME STANDARD **** Viewing is **HIGHLY ADVISED** for this lovely family home situated on a generous plot within this increasingly sought after area of Low Moor, BD12. Extensive open plan living area with BI FOLD doors open onto large lawned gardens ideal for young families and entertaining. Bespoke kitchen with all integrated appliances, contemporary bathroom, master en-suite and cloakroom finished this **THREE BEDROOM** property. Further enhanced with remote sliding gate leading to drive, alarm, GCH and DG. Well placed for many of the amenities, transport links (M606/M62 and train station) plus walks into Harold Park.

Asking Price £240,000

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

f [RWEstateAgents](https://www.facebook.com/RWEstateAgents) **t** [@robertwatts_](https://twitter.com/robertwatts_)

[arla | propertymark](#) [naea | propertymark](#)

4 Delf Hill Close, Lowmoor, Bradford, BD12 0AJ

ENTRANCE HALLWAY

Laminate flooring throughout

CLOAKROOM

Off the hallway. W.C and sink

LOUNGE 35'6" (10.82) max narrowing to. 23'5" (7.14)

Laminate flooring throughout. spacious living area with bifold doors and Velux windows. Opening to the kitchen

KITCHED

Many integrated appliances such as dishwasher, fridge freezer, washer and dryer. Double oven, induction hob and extractor hood. High spec kitchen finished in high gloss, worktops with splash back, sink and drainer. Laminate flooring

LANDING

Cupboard and access to loft

BEDROOM ONE 11'9" x 9'9" (3.58m x 2.97m)

BEDROOM TWO 11'11" x 8'6" (3.63m x 2.6m)

BEDROOM THREE 6'11" x 6 (2.1m x 6)

Currently used as a dressing area

EN-SUITE SHOWER ROOM

W.C and sink

BATHROOM

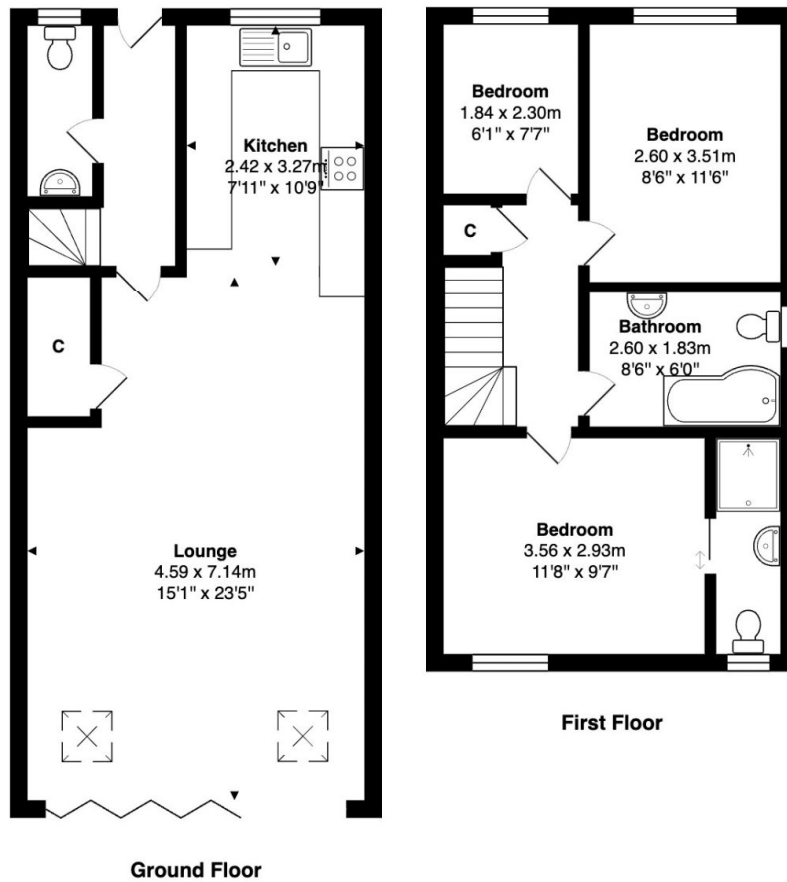
Family bathroom, shaped bath with shower over. majority tiled

OUTSIDE Large garden to rear, paved seating area. Electric sliding gate to driveway

DIRECTION From Odsal roundabout, take Huddersfield Road exit towards Brighouse. After some distance turn right onto Common Road and left onto Delf Hill Close

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: 87.9 m² ... 946 ft²

All measurements are approximate and for display purposes only

| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | 94 |
| (81-91) B | 84 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

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 nea | propertymark