



495 Cleckheaton Road, Low Moor, Bradford, BD12 0HS

**** OFFERED WITH NO CHAIN ** SUPERB PLOT POSITION **** Viewing is strongly advised for this END TOWN HOUSE situated on an enviable plot position which lends itself to possible extension (subject to the relevant permissions). Briefly comprising: entrance hallway, lounge, EXTENDED dining kitchen, THREE BEDROOMS, shower room and large loft space. Externally, the south facing gardens to the front are well stocked with paved seating area, low maintenance gardens to the rear with large summer house plus ample space to create off road parking and garden to side. Benefitting further from a new boiler (fitted 2022), yet GCH throughout will need to be installed and DG. Well placed for many amenities within the Low Moor area to include schools, sports facilities and the train station within close proximity. **VIEWING STRONGLY ADVISED**

£155,000

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

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ENTRANCE HALLWAY

Stairs leading to first floor

LOUNGE 14'2" (4.32) x 10'1" (3.07) into bay

Good size reception room overlooking the front gardens. Stone fireplace housing gas fire

DINING ROOM 10'1" x 11'5" (3.07m x 3.48m)

Traditional panelled walls and gas fire

EXTENDED DINING KITCHEN 16' x 10' (4.88m x 3.05m)

Fitted kitchen with a selection of wall and base units, worktops with splashback, sink and drainer. Plumbing for washer, free standing cooker and pantry area off

FIRST FLOOR

Landing area with access to the loft via pull down ladder

BEDROOM ONE 11' x 10'1" (3.35m x 3.07m)

Fitted wardrobes with open front

BEDROOM TWO 11'6" x 10'1" (3.5m x 3.07m)

Fitted wardrobes with open front

BEDROOM THREE 5'7" x 7'5" (1.7m x 2.26m)

SHOWER ROOM

Shower cubicle, sink and W.C

OUTSIDE

Larger than average gardens to the front with a southerly aspect, patio seating area and garden to the side. To the rear is a low maintenance patio area with large summer house. Potential to create off road parking, however, there is plenty of street parking

FURTHER INFORMATION

Council Tax - Band B

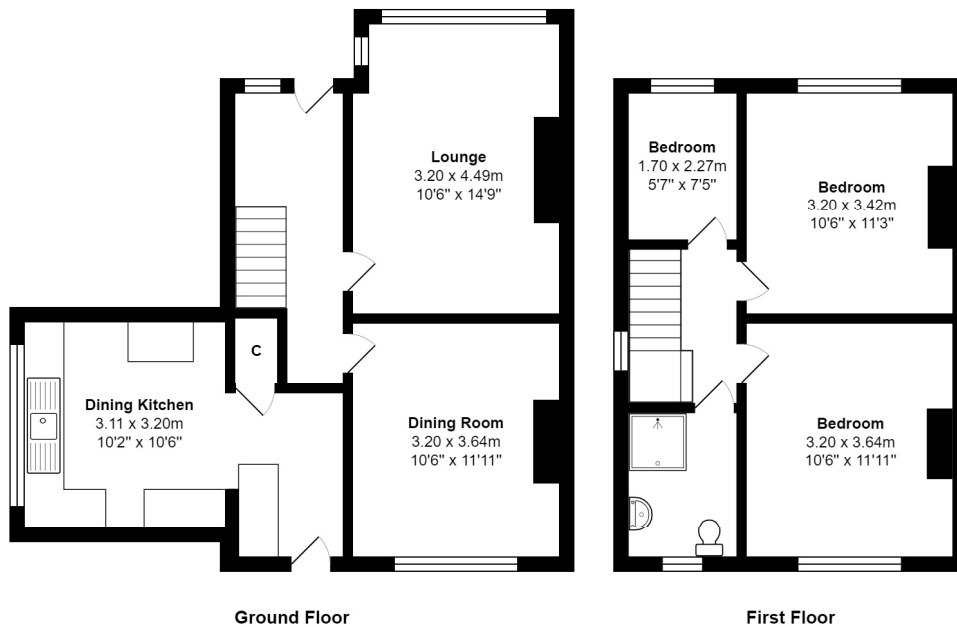
Tenure - Freehold

PLEASE NOTE

The property being sold is to the fence line. The title will be split upon registration. Please speak to your legal advisors if you have any additional queries regarding this.

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: 86.3 m² ... 928 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		83
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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