



16 Wesley Drive, Low Moor, Bradford, BD12 0NH

**** SUPERB EXTENDED SEMI DETACHED ** STUNNING THROUGHOUT **** Viewing is strongly advised for this excellent family home offering spacious accommodation. Briefly comprising: Entrance hallway, lounge with feature multi fuel burner stove opening through into a large dining kitchen with patio doors leading to the rear. **THREE GOOD SZE BEDROOMS**, family bathroom and separate shower room. The property underwent a **FULL** refurbishment programme 7 years ago. Sat on a corner plot the rear gardens are of a good size with lawned and seating areas, plus blocked paved off road parking to the front **PLUS** additional block paved driveway leading to a detached garage. Situated within this **HIGHLY SOUGHT AFTER** area of Low Moor, ideal for schools, sport facilities, Low Moor train station and transport links to city centre.

£245,000

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

LOUNGE 11'5" x 20'8" (3.48m x 6.3m)

Good size lounge with open feature fireplace housing multi-fuel stove. Opening through to dining area

EXTENDED DINING AREA 19'2" x 11'3" (5.84m x 3.43m)

A great addition with two Velux windows allowing plenty of natural light. Patio doors to the rear gardens opening to kitchen

KITCHEN 8'2" x 9'3" (2.5m x 2.82m)

Selection of wall and base units finished in high gloss grey. Eye level oven, separate hob and extractor. Worktops with splashback, sink and drainer. Useful store cupboard

FIRST FLOOR

BEDROOM ONE 11'5" x 10'9" (3.48m x 3.28m)

BEDROOM TWO 11'5" x 9'9" (3.48m x 2.97m)

BEDROOM THREE 9'9" x 7' (2.97m x 2.13m)

Overstair cupboard

BATHROOM

Modern three piece white suite. Fully tiled

SHOWER ROOM

Separate shower room

OUTSIDE

Sit on enviable plot with far reaching views to the front and mature shrubs to the rear giving a feel of privacy. Block paved off road parking to the front which continues to the side driveway leading to a detached garage. Lovely family garden to the rear with large patio area, lawns and flower borders. Ideal for entertaining with additional land beyond the fencing, currently used as a compost area

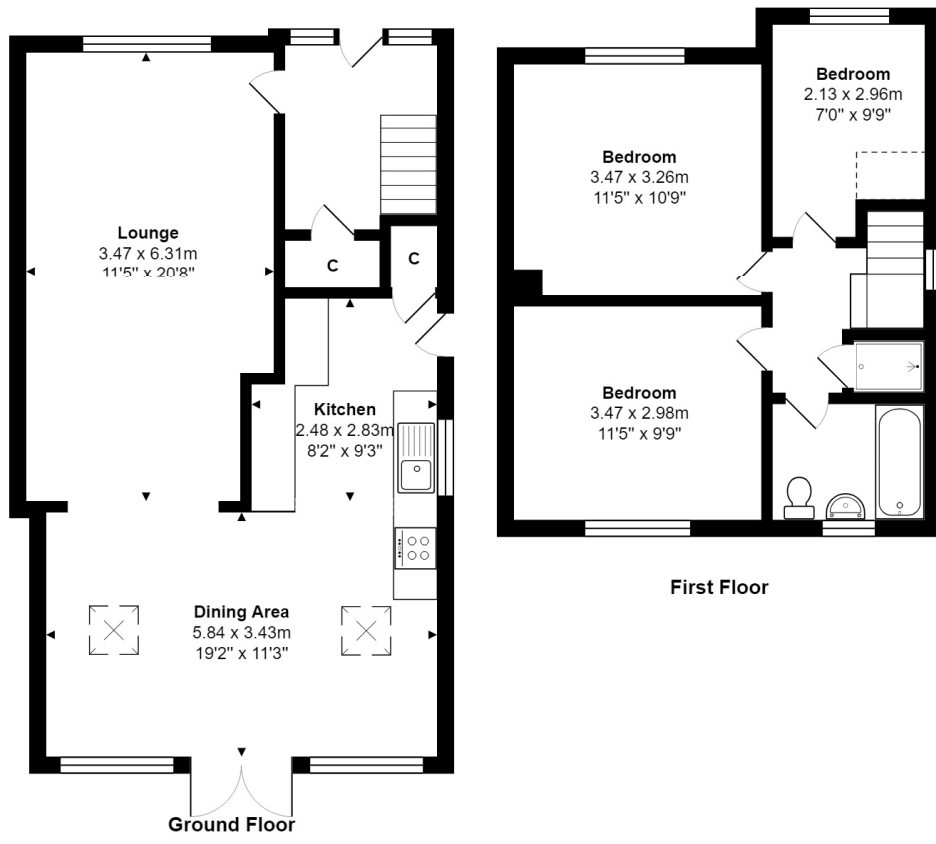
FURTHER INFORMATION

Council Tax - Band C

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.





Total Area: 94.3 m² ... 1015 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 | | |
| (81-91) B | | 86 |
| (69-80) C | 71 | |
| (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 | |

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