



## 35 Belmont Avenue, Low Moor, Bradford, BD12 0PH

**\*\* LOVELY SEMI DETACHED BUNGALOW \*\* OFFERED WITH NO CHAIN \*\*** Situated within this **HIGHLY SOUGHT AFTER** area of Low Moor, BD12 is this spacious semi detached bungalow which has recently been redecorated and had new flooring throughout. Briefly comprising: Large entrance hallway, lounge and good size **MODERN KITCHEN**. **TWO DOUBLE BEDROOMS** and shower room. Externally there are pleasant gardens to front and rear with driveway leading to **DETACHED GARAGE**. Well placed for many amenities, walks and commute to city centres. **VIEWING IS STRONGLY ADVISED**

**£195,000**

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# 35 Belmont Avenue, Low Moor, Bradford, BD12 0PH

## **SIDE ENTRANCE**

Leading into a spacious hallway with useful store

## **LOUNGE 10'11" x 16' (3.33m x 4.88m)**

Good size reception room with feature fireplace

## **KITCHEN 10'2" x 9'10" (3.1m x 3m)**

Modern fitted kitchen with an array of wall and base units. Worktops, tiled splash back, sink and drainer with mixer tap. Oven, hob and extractor, integrated washer and fridge freezer. Pantry area off

## **BEDROOM ONE 10'8" x 11'6" (3.25m x 3.5m)**

## **BEDROOM TWO 10'7" x 8'8" (3.23m x 2.64m)**

Patio doors leading to rear

## **SHOWER ROOM**

Corner cubicle, sink and W.C. Fully tiled and towel radiator

## **OUTSIDE**

Pleasant gardens to front with driveway allowing parking for several cars leading to detached garage. Good size gardens to rear with paved seating areas and lawn

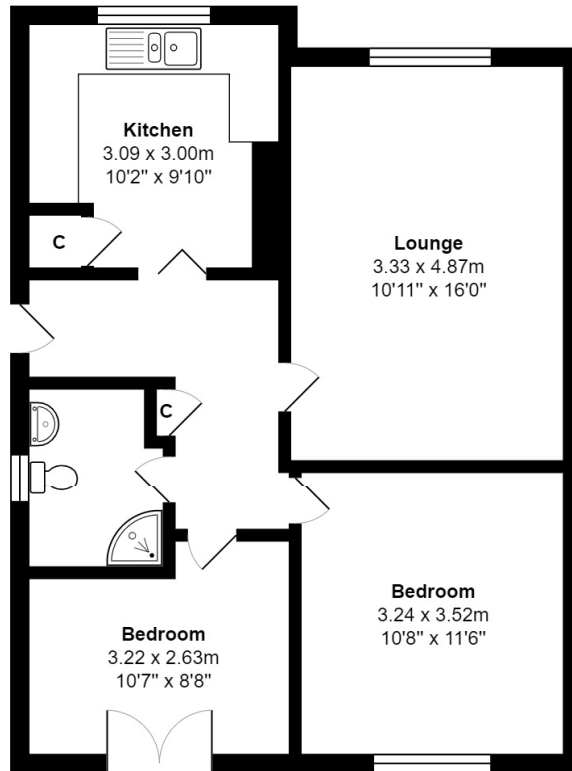
## **FURTHER INFORMATION**

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**

Total Area: 58.2 m<sup>2</sup> ... 626 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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