



## 17 Sal Royd Road, Low Moor, Bradford, BD12 0JN

LYNWOOD is a Superior period style SEMI DETACHED residence providing genuinely spacious four bedroom(three double) family accommodation and forming part of this ever popular locality which provides easy access to the motorway network (Chainbar J26/M62), Low Moor Train Station, schools and amenities. With charm and character in abundance this truly "Rare to the market" property is sure to impress. MODERN KITCHEN, BATHROOM & SHOWER ROOM plus tastefully decorated throughout. It is only upon a detailed internal viewing that one will fully appreciate the fine blend of period features and modern touches. The property boasts may benefits including GCH, majority DG, parking, gardens OUTBUILDING TO REAR and cellar.

**Guide Price £340,000**

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**ENTRANCE HALLWAY** Tiled flooring and original oak banister with panelling. Access to the cellar

**LOUNGE 14'10" x 14'10" (4.52m x 4.52m)**

Lovely size reception room with traditional coving and impressive period style open fire and surround

**DINING AREA 14'10" x 15'1" (4.52m x 4.6m)**

Another good size reception room with traditional coving and open fire with surround

**KITCHEN 11' x 6'10" (3.35m x 2.08m)**

Modern kitchen with an array of wall and base units finished in white. Worktops and splashback tiled walls. Freestanding cooker and extractor. Plumbing for dish washer

**CELLAR** Two additional large rooms with power and light and plumbing for washer

**FIRST FLOOR** Open stairs to second floor

**BEDROOM ONE 14'10" x 14'10" (4.52m x 4.52m)**

Impressive master bedroom with feature fireplace

**BEDROOM TWO 14'10" x 15'1" (4.52m x 4.6m)**

Another good size double with cast iron fireplace

**BEDROOM THREE 7'4" x 6'10" (2.24m x 2.08m)**

Single room

**BATHROOM** Modern and recently fitted family bathroom. Freestanding bath and oversized shower cubicle, vanity style sink and W.C. Fully tiled

**ATTIC BEDROOM 14' x 13'4" (4.27m x 4.06m)**

With Velux window and wall to wall built in wardrobes

**SHOWER ROOM** Modern suite with shower cubicle, sink and W.C. Fully tiled

**OUTSIDE** Garden to the front with block paved driveway allowing parking for several cars. Good size garden to rear mainly paved with ornamental water feature. Two large store areas and gate leading to rear access road

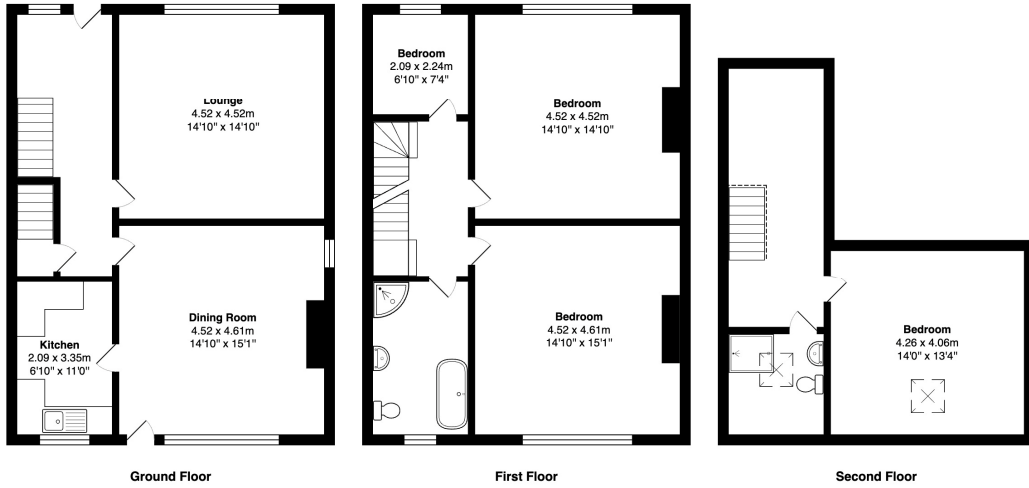
**FURTHER INFORMATION** Council Tax - Band C

Tenure - Freehold

Lapsed Plans - 18/05267/HOU | Construction of a dormer window to front | 17 Sal Royd Road Bradford West Yorkshire BD12 0JN

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: 160.7 m<sup>2</sup> ... 1730 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>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>51</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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