



16 Park House Walk, Low Moor, Bradford, BD12 0PL

**** OFFERED WITH NO CHAIN ** SOUGHT AFTER LOCATION ** TWIN DORMER SEMI DETACHED ** VIEWING IS ESSENTIAL** for this lovely FAMILY HOME. Currently providing THREE BEDROOM, TWO GENEROUS RECEPTION ROOM accommodation, the property is further enhanced with GCH, DG and good size kitchen. Sat on an enviable plot allowing plenty of scope for extension (subject to permissions) with good size gardens to the front, driveway allowing parking for several cars, detached garage plus hard standing area and pleasant gardens to the rear with a SOUTHERLY aspect. Situated within this increasingly popular area of Low Moor where the properties are continuing to SELL WELL! Ideal for commute to Bradford/Halifax, motorway network links (Chainbar J26/M62) and the Low Moor train station. DO NOT DELAY! BOOK YOUR VIEWING TODAY

£215,000

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 VESTIBULE

Leading through to hallway

HALLWAY

Understair storage and additional store cupboard with window.

LOUNGE 15'10" x 11' (4.83m x 3.35m)

DINING ROOM/FORMER BEDROOM 12'1" x 11' (3.68m x 3.35m)

Sliding patio door leading to the rear gardens

KITCHEN 12' x 8'10" (3.66m x 2.7m)

Breakfast kitchen with a selection of wall and base units, plenty of work surface to include breakfast bar, sink and drainer, cooker point and plumbing for washer. Cupboard housing boiler.

SHOWER ROOM

Oversize walk in shower, sink and W.C

FIRST FLOOR

Landing area with under eave storage

BEDROOM ONE 12' x 10'10" (3.66m x 3.3m)

Fitted wardrobes

BEDROOM TWO 10'1" x 6'5" (3.07m x 1.96m)

Fitted bedroom furniture, under eave storage and pleasant outlook.

BEDROOM THREE 8'5" x 7'9" (2.57m x 2.36m)

WASHROOM

With sink and W.C

OUTSIDE

Large gardens to the front in 2 sections with mature shrubs, driveway allowing parking for several cars, DETACHED GARAGE and hard standing area. The rear gardens have a southerly aspect, patio and lawns with borders. Additional under house store area.

FURTHER INFORMATION

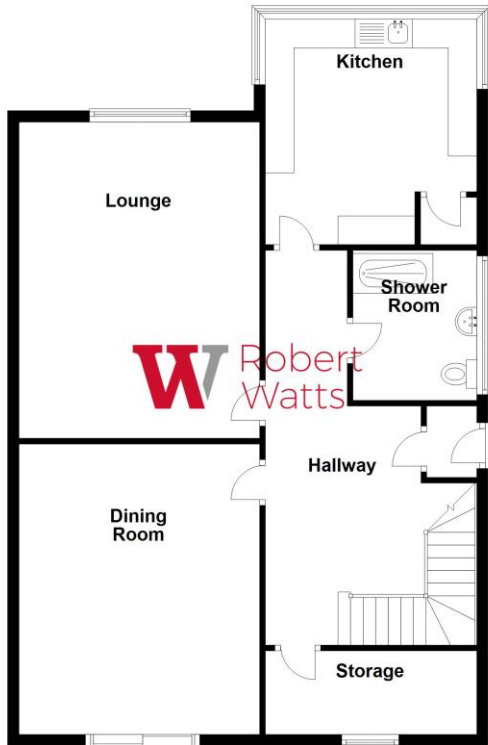
Council Tax - Band C

Tenure - Freehold

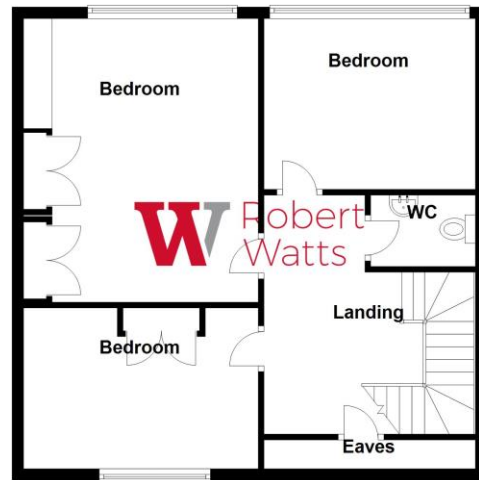
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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.



Ground Floor



First Floor



Please Note: This plan is for general layout guidance only and not to be relied upon for measurements.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	63	
(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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