



## 37 Lloyds Drive, Low Moor, Bradford, BD12 0HB

\*\* OFFERED WITH NO CHAIN \*\* ENVIABLE PLOT POSITION \*\* ATTENTION FAMILY BUYERS! VERY WELL PRESENTED DETACHED property, providing FOUR BEDROOM, (MASTER ENSUITE), TWO/THREE RECEPTION ROOM accommodation. Occupying an ENVIABLE PLOT POSITION which forms part of this ever popular development and provides easy access to both local amenities and the motorway network - Chain Bar (J26/M62). Internal viewing is essential to fully appreciate. THIS FINE HOME boasts many benefits including GCH, UPVC DG, CONSERVATORY, GARAGE, PLEASANT GARDENS and a SECURITY ALARM.

£350,000

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## ENTRANCE HALLWAY

### CLOAKROOM

Off from hallway with sink and W.C

### KITCHEN 9' x 9'1" (2.74m x 2.77m)

Modern fitted kitchen with a selection of wall and base units. Worktops, sink and drainer. Double eye level oven with separate hob and extractor

### UTILITY ROOM 8'4" x 7'8" (2.54m x 2.34m)

Plumbing for washer and space for dish washer. Base units and access to the garage

### GARAGE 17'3" x 7'8" (5.26m x 2.34m)

Ideal for conversion (subject to planning)

### LOUNGE 17'1" x 11'7" (5.2m x 3.53m)

Good size living area with feature fireplace

### DINING ROOM 12'11" x 9' (3.94m x 2.74m)

Sliding doors to conservatory

### CONSERVATORY 9'10" x 8'5" (3m x 2.57m)

Great addition with laminate flooring

## FIRST FLOOR

### BEDROOM ONE 10'1" x 13'4" (3.07m x 4.06m)

Laminate flooring

### EN-SUITE

Three piece suite with built in shower, sink and W.C. Partly tiled

### BEDROOM TWO 12' x 9'3" (3.66m x 2.82m)

### BEDROOM THREE 8'10" x 8'9" (2.7m x 2.67m)

### BEDROOM FOUR 9'1" x 8' (2.77m x 2.44m)

## BATHROOM

Family bathroom with white suite with mixer shower over

## OUTSIDE

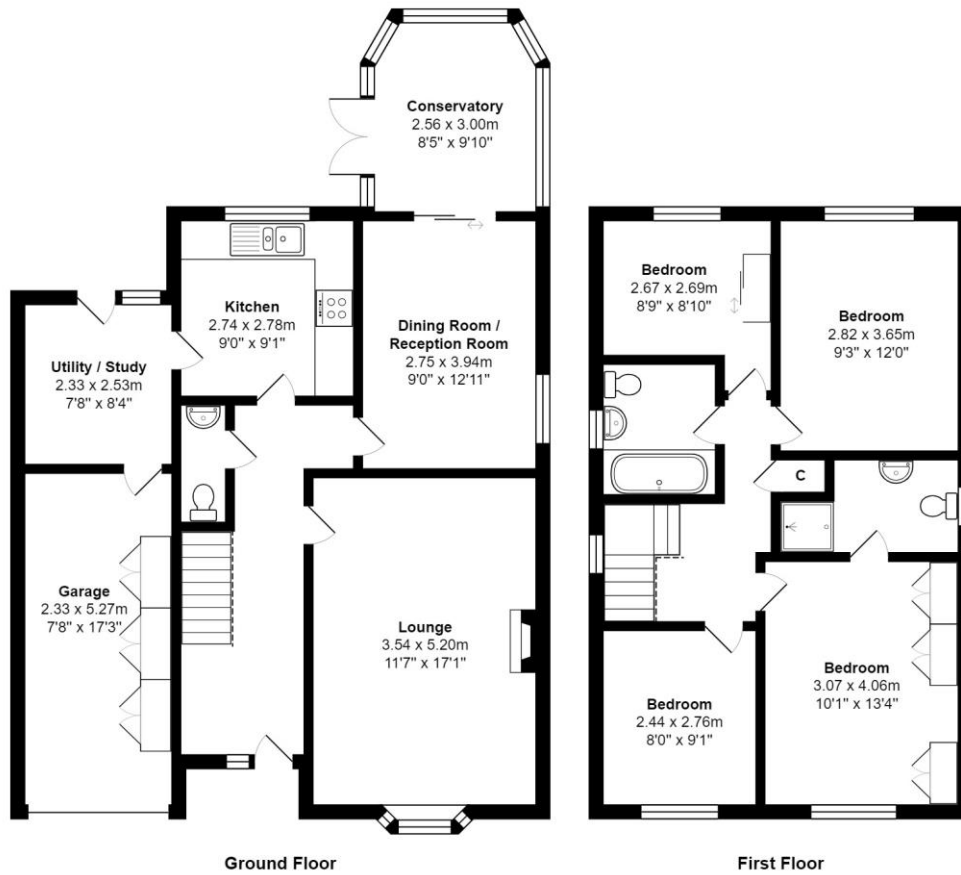
Occupying an enviable plot position with lawned gardens to three sides. Enclosed gardens, ideal for entertaining with paved seating area. Vast scope to create additional living space (subject to permission). Drive leading to the garage

## FURTHER INFORMATION Council Tax - Band D

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: 131.1 m<sup>2</sup> ... 1411 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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