



## 47 First Street, Low Moor, Bradford, BD12 0JQ

\*\* SUBSTANTIAL END TERRACED \*\*COMMANDING CORNER POSITION \*\* BENEFITTING FROM MANY REMEDIAL IMPROVEMENTS IN RECENT YEARS, this GOOD SIZE END TERRACED property simply must be viewed to fully appreciate. Having GENEROUSLY SIZED accommodation we feel this will appeal to FIRST TIME BUYERS/YOUNG FAMILIES. The THREE BEDROOMS are set over two floors being further enhanced with an additional large store room which would make ideal office space/games room, dining kitchen and VAST POTENTIAL for conversion to the Lower ground floor levels (subject to permissions). Further benefits include GCH, DG, enhanced gardens to include parking and gardens to TWO sides plus two entrances. Ideally situated for commute to Bradford/Halifax, easy motorway access (Chainbar J26/M62) and within walking distance to the Low Moor train station.

£150,000

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## **LOUNGE 15' x 15'6" (4.57m x 4.72m)**

Tastefully decorated with feature fireplace and large bay window

## **KITCHEN 11'7" x 12' (3.53m x 3.66m)**

Selection of wall and base units. Worktops, sink and drainer. Plumbing for washer and splash back tiled walls

## **LOWER GROUND FLOOR**

External entrance to the side elevation with additional storage

## **CELLAR ONE 11'4" x 11'7" (3.45m x 3.53m)**

Currently utilised as a gym, fully decorated with power and light.

## **CELLAR TWO 14'8" x 14'6" (4.47m x 4.42m)**

Currently utilised as a useful storage area with sink

## **BEDROOM ONE 15'3" (4.65) max into bay x 15' (4.57)**

Large master bedroom with good size bay window and additional window to the side elevation allowing plenty of natural light

## **BATHROOM 9'5" x 9'7" (2.87m x 2.92m)**

Four piece white suite with separate shower, bath, vanity style sink and W.C. Store cupboard and heated towel radiator

## **FIRST FLOOR LANDING**

Access to the second floor and additional storage

## **DORMER BEDROOM TWO 13'6" x 12'2" (4.11m x 3.7m)**

Limited head height

## **DORMER BEDROOM THREE 9'9" x 10'3" (2.97m x 3.12m)**

Gable window

## **STORE ROOM 6'2" (1.88) x 7'8" (2.34) max overall**

Limited head height and Velux window. Ideal for home office or games room

## **OUTSIDE**

Good size gardens, low maintenance with lawn and seating area. Twin off road parking.

## **FURTHER INFORMATION**

Council Tax - Band A

Tenure - Freehold

## **NOTE:**

The vendor has advised the central heating benefits from a Google Nest Thermostat allowing control via a mobile app

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.





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
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	
(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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