



54 Woodrow Drive, Low Moor, Bradford, BD12 0JU

**** IMPRESSIVE EXTENDED SEMI DETACHED ** RECENTLY FITTED KITCHEN ** WELL PRESENTED THROUGHOUT**
**** LARGE GARDENS TO THE REAR **** Viewing is strongly advised for the **SPACIOUS FAMILY HOME** situated within this highly sought after area of **BD12 LOW MOOR**. Briefly comprising: Entrance hall, lounge, dining kitchen with central island leading through to a large sun room with bi-folding doors which open to large rear gardens allowing the downstairs space ideal for family entertainment. **THREE GOOD SIZE ROOMS** to the first floor with shower room. Externally, the driveway leads to a detached garage with block paving to the front for additional off street parking. To the rear the large gardens provide a vast amount of scope. Cul de sac location with good transport links either via the motorway or Low Moor train station plus many local amenities close by.

245,000

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ENTRANCE HALL

Stairs leading to first floor

LOUNGE 12'2" x 15'4" (3.7m x 4.67m)

Good size lounge with large window allowing plenty of natural light. Modern fireplace with living flame gas fire. Opening to dining kitchen

DINING KITCHEN 15'3" x 11'2" (4.65m x 3.4m)

Recently fitted modern, two tone kitchen with an array of wall and base units. Worktops with butler style sink, and central island. Induction hob, extractor and integral appliances. Opening through to the sun room

SUN ROOM 14'3" x 9' (4.34m x 2.74m)

A great addition, ideal for entertaining. With Velux window and bi-folding doors to the garden

FIRST FLOOR

BEDROOM ONE 11'7" x 8'11" (3.53m x 2.72m)

Fitted bedroom furniture

BEDROOM TWO 8'11" x 8'3" (2.72m x 2.51m)

Another good size double bedroom

BEDROOM THREE 6'1" x 7'8" (1.85m x 2.34m)

SHOWER ROOM

With corner shower cubicle, vanity style sink and W.C

OUTSIDE

Sat on an enviable plot with driveway leading to garage 15'4 x 9'1. Block paved garden to front offering additional off road parking. Large gardens to the rear with decked seating area and good size lawns, ideal for families. Additional paved seating area leading up to the rockery and mature shrub borders

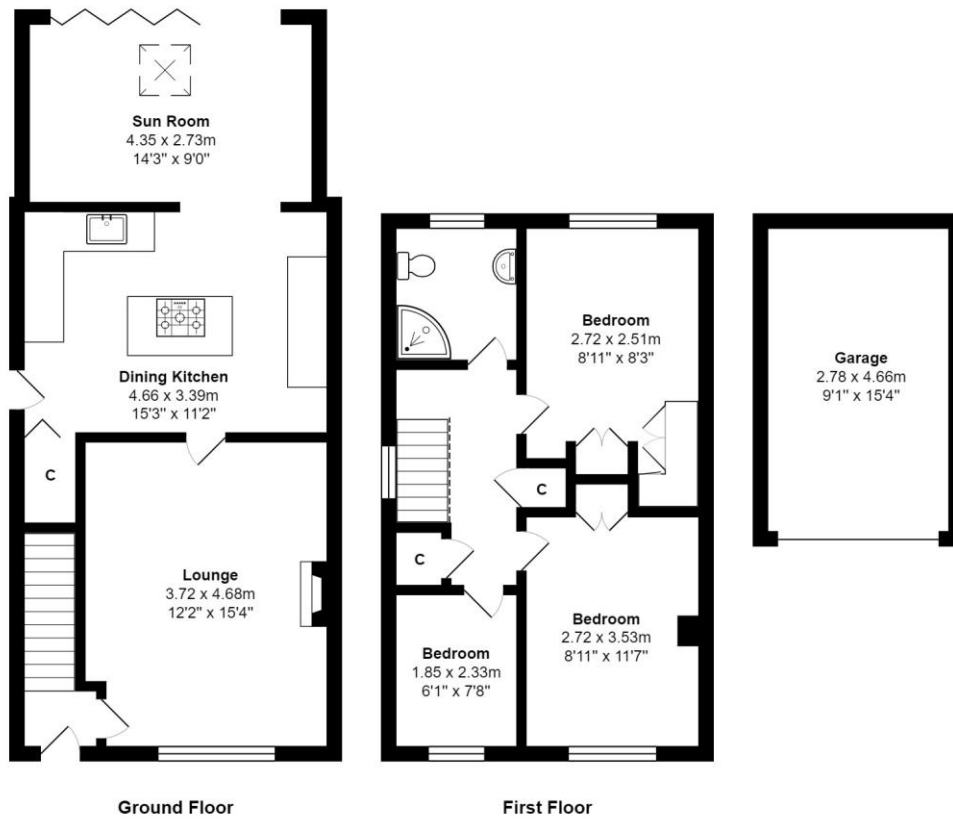
FURTHER INFORMATION

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.





Total Area: 101.1 m² ... 1088 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	81	85
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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