



11 Acaster Drive, Low Moor, Bradford, BD12 0BE

NO CHAIN - ATTENTION FIRST TIME BUYERS WHO LIKE TO GARDEN - Early viewing is highly recommended on this END TOWN HOUSE which we feel is perfect for those looking to get on the housing ladder! Comprises: lounge with open spiral stairs leading to the first floor, modern fitted kitchen, TWO bedrooms and bathroom. Benefitting from DG and storage heating. Externally the property is gifted with LARGE GARDENS, mainly laid to lawn with mature shrubs and patio seating area. Additionally the property has a drive to DETACHED GARAGE. Situated within this increasingly popular part of BD12, Low Moor, ideal for transport commute, schools and other local amenities. BOOK YOUR VIEWING TODAY

£140,000

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

Direct into the kitchen

KITCHEN 12'1" x 7'10" (3.68m x 2.4m)

Fitted kitchen with a selection of wall and base units, worktops with matching splashback, sink and drainer, oven hob and extractor, plumbing for washer. Large store cupboard

LOUNGE 16'2" x 12'4" (4.93m x 3.76m)

Good size lounge with feature fireplace and door leading to rear. Spiral stairs leading to the first floor

FIRST FLOOR

Landing area

BEDROOM ONE 10'6" (3.2) plus robes x 8'4" (2.54)

Fitted sliding door wardrobes and loft access

BEDROOM TWO 12'3" x 7'4" (3.73m x 2.24m)

Store cupboard over stairs

BATHROOM

Three piece white suite with shower over bath

OUTSIDE

IMPRESSIVE large gardens to the front with mature shrubs, low maintenance area to the side and enclosed gardens to the rear with paved seating area and lawn. Drive and detached garage.

FURTHER INFORMATION

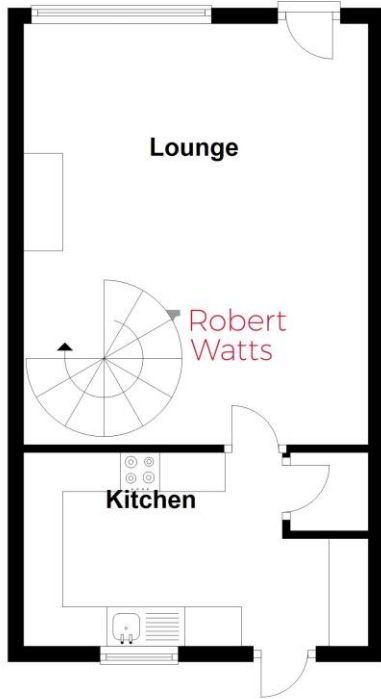
Council Tax - Band A

Tenure - Freehold

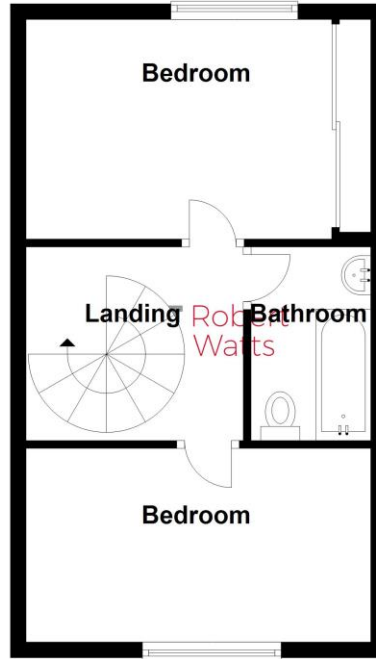
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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		89
(69-80) C		
(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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