



## 10 Belmont Rise, Low Moor, Bradford, BD12 0PB

**\*\* OFFERED WITH NO CHAIN \*\* EXTENDED TO THE REAR \*\* LOTS OF POTENTIAL \*\* VIEWING IS STRONGLY ADVISED** for this family sized SEMI DETACHED which is enhanced with a two storey extension to the rear allowing for larger kitchen and larger bathroom. Entrance hallway, lounge through to dining area with patio doors to rear, well equipped breakfast kitchen, THREE BEDROOMS, WASH ROOM PLUS FAMILY BATHROOM. Externally there is plenty of off road parking to the front with driveway, DETACHED GARAGE and pleasant gardens to the rear. Situated within a cul de sac location in this popular sought after area of Low Moor. Ideal for schools, sports facilities and commute.

**£230,000**

**T** 01274 601119 **E** wibsey@robertwatts.co.uk **W** robertwatts.co.uk  
Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

**f** RWEstateAgents **T** @robertwatts\_

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## **ENTRANCE HALLWAY**

Open stairs leading to first floor

## **LOUNGE 11'5" x 18'8" (3.48m x 5.7m)**

Good size lounge with feature fireplace. Opening through to the dining room

## **DINING ROOM 9'1" x 8' (2.77m x 2.44m)**

Patio doors leading to the rear

## **BREAKFAST KITCHEN 19'4" x 7'11" (5.9m x 2.41m)**

Lovely size with a wide selection of wall and base units. Oven, induction hob and extractor. Plumbing for washer and useful store cupboard. Feature beam ceiling

## **FIRST FLOOR LANDING AREA**

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

Fitted sliding door wardrobes

### **BEDROOM TWO 12' x 9'2" (3.66m x 2.8m)**

Fitted wardrobes and store cupboard

### **BEDROOM THREE 6'5" x 6'2" (1.96m x 1.88m)**

Cupboard overstairs

## **WASH ROOM**

Sink & W.C. Leads through to a large bathroom

## **BATHROOM**

Family bathroom with corner bath, corner shower cubicle, sink and W.C

## **OUTSIDE**

All block paved to the front allowing plenty of parking. Driveway to the side which leads to a detached garage 20' x 10'1. Good size family garden to the rear with lawns, mature shrub borders and paved seating area

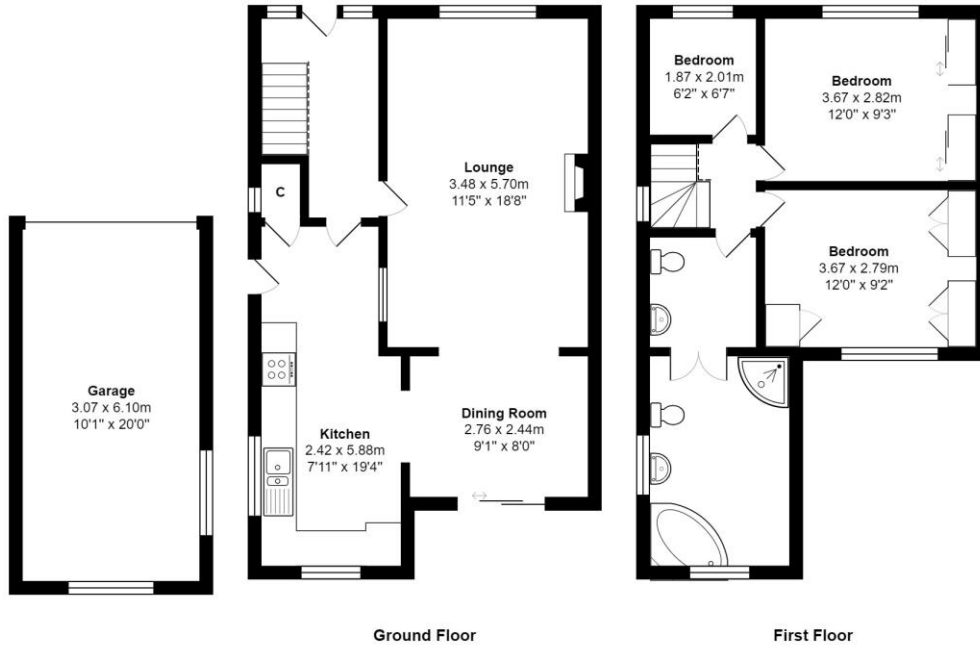
## **FURTHER INFORMATION**

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: 110.2 m<sup>2</sup> ... 1186 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>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(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	

01274 601119 
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