



587 Cleckheaton Road, Low Moor, Bradford, BD12 0JY

**** BRILLIANT LOCATION ** LARGE GROUNDS TO THREE SIDES ** PLENTY OF SCOPE TO CREATE ADDITIONAL ACCOMMODATION **** Viewing is strongly advised for this **SPACIOUS** semi detached bungalow situated within this convenient of localities and extremely popular part of Low Moor. Well placed for many amenities, Low Moor train station, Motorway links and walks through Victoria Park. The property has been well cared for over the years and benefits from modern kitchen and bathroom, **TWO DOUBLE BEDROOMS**, good size reception room, conservatory and large loft space that is access via fixed stairs and can easily be converted (subject to permissions). Externally is where the property keeps on giving with large lawn area to the front, store shed to the side, **DETACHED GARAGE** having DG window and power and light. A **GREAT ENTERTAINING SPACE** to the rear with low maintenance gardens and **SUMMERHOUSE BAR!** Must be seen to fully appreciate!!

£199,950

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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LOUNGE 17'7" x 13'6" (5.36m x 4.11m)

Good size reception room and access to Inner Hall

KITCHEN DINER 15'9" x 8'1" (4.8m x 2.46m)

Good size kitchen with a selection of wall and base units. Splash back tiled walls, worktops, sink and drainer. Integrated eye level oven with induction hob and black extractor fan. Plumbing for washer and dishwasher. Sliding doors leading to conservatory

CONSERVATORY 10' x 6'4" (3.05m x 1.93m)

Door to the rear leading to the garden and heating

INNER HALL

Loft access via drop down ladder with boiler, partly boarded and light

LOFT ROOM 20'7" x 9'9" (6.27m x 2.97m)

Staircase to loft room with Velux window, radiator and door to storage room. There is also access to further loft space which could be developed (subject to permissions)

BEDROOM ONE 12'8" x 10'6" (3.86m x 3.2m)

BEDROOM TWO 11'2" x 9'4" (3.4m x 2.84m)

BATHROOM

Three piece modern white suite with panelled bath and mixer shower over. Vanity style sink and W.C

OUTSIDE

Good size gardens to the front mainly laid to lawn and access to the side with ample space for storage and patio seating area. Low maintenance garden to the rear with Astro Turf and patio. Decorative stone and feature pond. Timber built summerhouse with insulation. TV point, bar area and power from the garage, ideal for entertainment. There is access to the rear from Potter Close for access to parking with detached garage

GARAGE

Electric points and lights, with up and over door

FURTHER INFORMATION

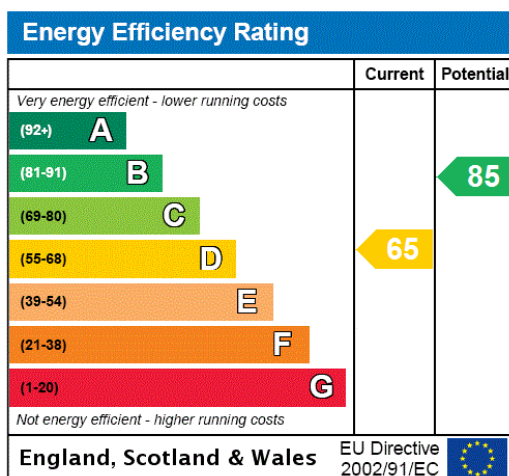
Council Tax - Band B

Tenure - Freehold

NOTE The vendor has advised us a new boiler was fitted 4 years ago and the property benefits from Triple Glazed windows throughout the property (except conservatory) and a new front and back door

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.





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