



7 Beshia Avenue, Low Moor, Bradford, BD12 0SY

STUNNING SEMI DETACHED BUNGALOW ON AN ENVIABLE PLOT POSITION! NO CHAIN - A detailed internal inspection is essential to fully appreciate this well presented and tastefully appointed DOUBLE FRONTED SEMI DETACHED BUNGALOW, which we feel will appeal to a variety of buyers. Briefly comprising: entrance hallway, lounge, dining room PLUS CONSERVATORY, TWO DOUBLE BEDROOM, modern shower room and modern kitchen. Occupying a PLEASANT CUL-DE-SAC PLOT POSITION within this MUCH SOUGHT AFTER LOCALITY. The property boasts many benefits including UPVC DOUBLE GLAZING, GAS CENTRAL HEATING, ALARM, GARAGE and delightful larger than expected gardens to the rear. Close to many amenities and great links for the motorway, train station and school. NOT TO BE MISSED

£195,000

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FURTHER INFORMATION Council Tax - Band B

Tenure - Freehold

This property is being sold through probate therefore information regards the property may be limited.

MORTGAGES We recommend The Mortgage Maestro, who are whole of market mortgage brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

Your home may be repossessed if you do not keep up to repayments on your mortgage.

ENTRANCE VESTIBULE Leading through to the hallway

HALLWAY Loft access via a pull down ladder

LOFT SPACE Large area which some neighbouring properties have utilized into additional rooms, with power, light and part boarded.

LOUNGE 13'8" x 12'9" (4.17m x 3.89m)

Good size lounge with windows to front and side elevations, feature fireplace

DINING ROOM 9'7" x 7'1" (2.92m x 2.16m)

Laminate flooring, Patio doors to conservatory and open arch to kitchen.

CONSERVATORY 14'2" x 8'8" (4.32m x 2.64m)

Fantastic addition with matching brick base overlooking the rear gardens.

KITCHEN 12'8" x 7'9" (3.86m x 2.36m)

Modern kitchen with a selection of wall and base units, worktops, sink and drainer, oven hob and extractor, integrated fridge freezer and plumbing for washer.

BEDROOM ONE 13' x 9'9" (3.96m x 2.97m)

An array of fitted wardrobes and matching drawers.

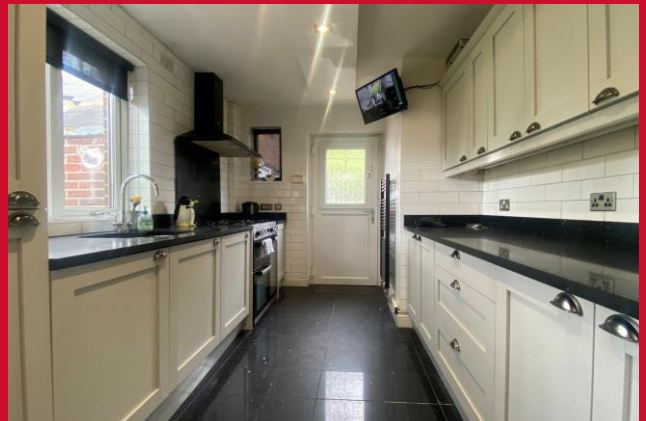
BEDROOM TWO 12'9" x 9'3" (3.89m x 2.82m)

Fitted wardrobes

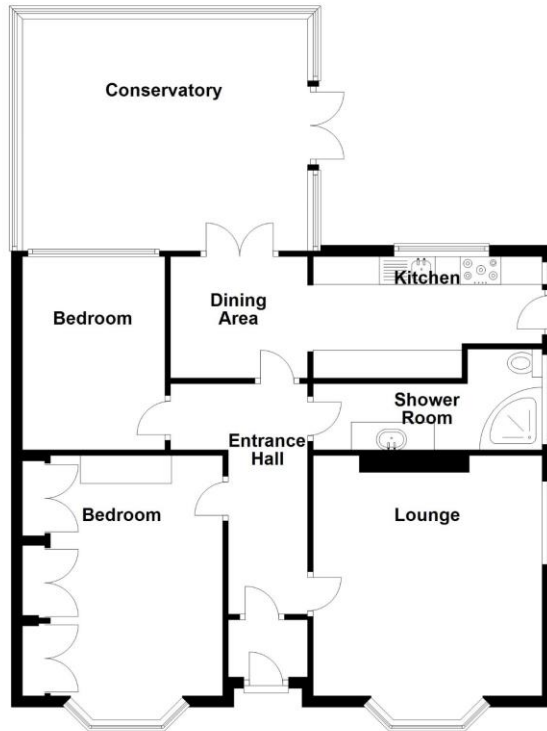
SHOWER ROOM Lovely modern shower room with oversize corner cubicle, vanity style sink and w/c.

OUTSIDE Sat on an enviable corner plot position with large gardens to the rear mainly laid to lawn with patio seating area, fruit trees and pergola. Shared driveway to the side leading to garage (power and light, up and over door) block paved to the front to provide additional off road parking.

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



Total area: approx. 94.9 sq. metres (1021.2 sq. feet)

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		85
(69-80) C		
(55-68) D	66	
(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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