



## 42 Cambrian Bar, Low Moor, Bradford, BD12 0EB

**\*\* ENVIABLE CUL DE SAC POSITION \*\* IDEAL YOUNG FAMILY HOME \*\* VIEWING IS STRONGLY ADVISED** for this spacious SEMI DETACHED property offering THREE BEDROOMS, MODERN SHOWER ROOM, lounge dining area and kitchen. Benefitting further from GCH and DG there are pleasant gardens to the front and enclosed gardens to the rear. Situated within this increasingly popular area of Low Moor, tucked away within a cul de sac and is well placed for many amenities, schools and transport links to the city centre. Offered with NO CHAIN.

Asking Price £180,000

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## ENTRANCE HALL

Stairs leading to first floor

## THROUGH LOUNGE / DINING AREA 23'6" x 12'2" (7.16m x 3.7m)

Good size through lounge diner with laminate flooring and feature fireplace. Sliding patio doors leading to rear gardens

## KITCHEN 9'8" x 8'1" (2.95m x 2.46m)

Fitted kitchen with a selection of wall and base units. Worktops, sink and drainer. Plumbing for washer and dishwasher. Freestanding cooker and understair cupboard

## FIRST FLOOR

Landing area with useful store cupboard and loft access

## BEDROOM ONE 12' x 9'1" (3.66m x 2.77m)

Built in, sliding mirror door wardrobes

## BEDROOM TWO 9'1" x 9'3" (2.77m x 2.82m)

Built in, sliding mirror door wardrobes and pleasant outlook

## BEDROOM THREE 6'8" x 9'2" max (2.03m x 2.8m max)

## SHOWER ROOM

Modern shower room with oversize walk in shower with fitted screen. Sink, W.C and fully tiled

## OUTSIDE

Open aspect lawned gardens to the front. Driveway leading to garage with pitched roof allowing overhead storage. Good size garden to rear mainly laid to lawn with seating area and greenhouse

## FURTHER INFORMATION

Council Tax - Band B

Tenure - Freehold

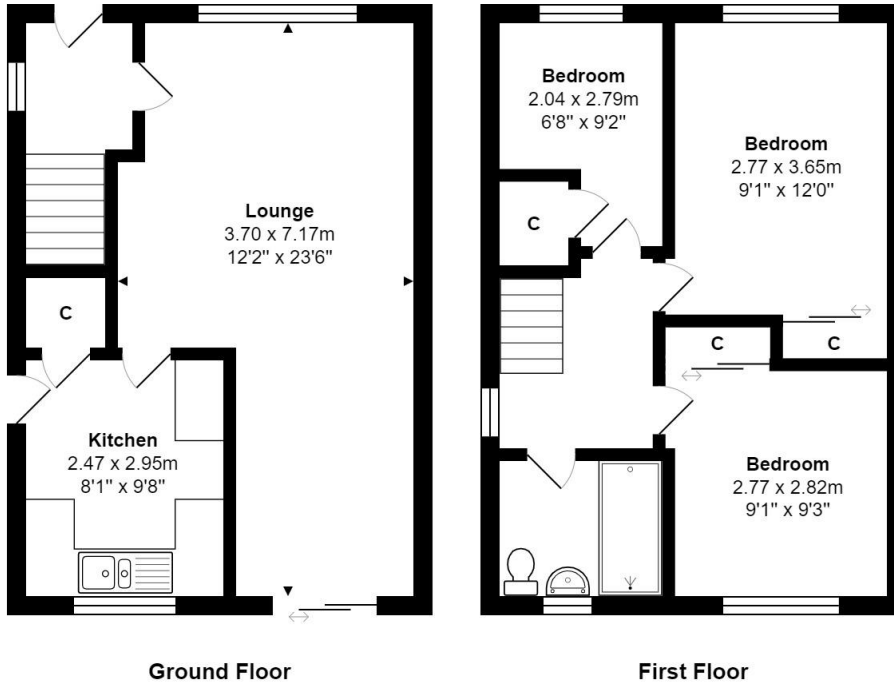
## MORTGAGES

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.

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: 69.5 m<sup>2</sup> ... 749 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>		<b>86</b>
(69-80)	<b>C</b>	<b>70</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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