



89 Cleckheaton Road, Low Moor, Bradford, West Yorkshire, BD12 0HL

**** IMPRESSIVE AND FULL OF CURB APPEAL ** SUPERIOR STYLE OF DETACHED ** HUGE POTENTIAL**
**** Boasting a VAST AMOUNT of outside space is this delightful FAMILY HOME.** Well presented throughout and briefly comprising: Utility Room side entrance leading through to the kitchen, dining room, lounge and **SPLENDID GARDEN ROOM EXTENSION**, cloakroom and additional utility, **THREE DOUBLE BEDROOMS** (one with en-suite) and family bathroom. The outside space is just as impressive with large gardens to three sides mainly laid to lawn, fixed bedding boxes within the decked seating area, driveway, garage and store. Situated within this increasingly popular area of Low Moor, BD12, ideal for many amenities, schools, sports facilities, train station which gives direct access to Leeds, Manchester and London, and motorway connections M606/M62.

Asking Price £335,000

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ENTRANCE Main entrance into the hallway plus side entrance vestibule utilized as utility area with plumbing for washer, power and light.

KITCHEN 11'2" x 11'7" (3.4m x 3.53m)

Good size kitchen with an array of solid wood wall and base units, worktops, sink and drainer, oven hob and extractor, integrated dishwasher, fridge and freezer, splashback tiled walls and tiled floor

UTILITY/STORE ROOM Wall and base units, worktops. Houses the boiler

HALLWAY Open Stairs to the first floor and access to the garden room

CLOAKROOM Sink and w/c

LOUNGE 15'10" x 10'8" (4.83m x 3.25m)

Formal reception room with feature fireplace and double doors opening through to the dining room and the garden room, fantastic for family gatherings.

DINING ROOM 10'8" x 10' (3.25m x 3.05m)

Dual aspect windows, laminate flooring

GARDEN ROOM 16'11" x 8'11" (5.16m x 2.72m)

A great addition with pannelled ceiling and velux windows. The bi-folding doors leading out to the impressive gardens.

FIRST FLOOR Landing Area with loft access

MASTER BEDROOM 15'11" x 10'9" (4.85m x 3.28m)

Large bedroom with wall to wall fitted wardrobes and en-suite

EN-SUITE Shower cubicle, sink and w/c

BEDROOM TWO 11'2" x 13'10" (3.4m x 4.22m)

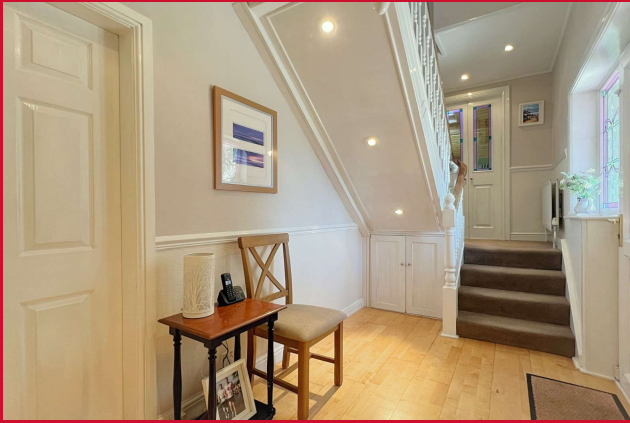
Fitted wardrobe

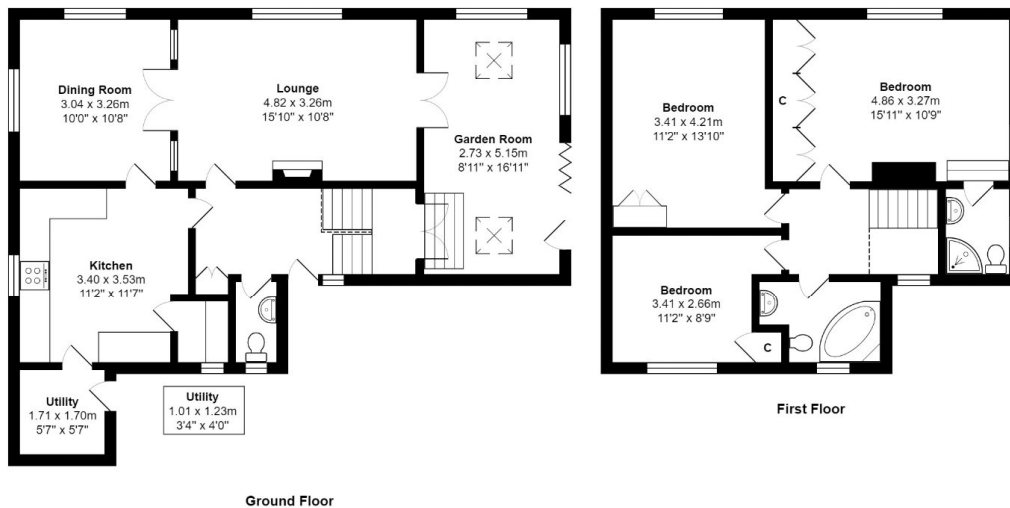
BEDROOM THREE 11'2" x 8'9" (3.4m x 2.67m)

BATHROOM Family bathroom with corner 'air' bath, sink and w/c.

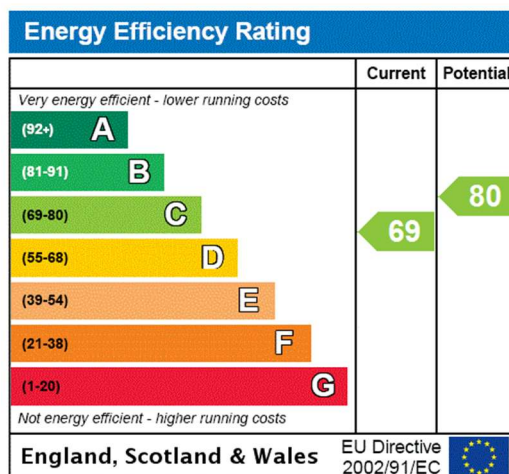
OUTSIDE Sat on an enviable plot with large lawned gardens and mature shrub borders. Raised deck seating area plus additional patios enable the use of the garden all day long in the summer months. Shed and twin driveway leading to the garage.

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: 119.8 m² ... 1289 ft²
 All measurements are approximate and for display purposes only



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