



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

**\*\* SUPERB EXAMPLE OF ITS TYPE \*\* THIS PROPERTY CAN ONLY BE APPRECIATED ON INTERNAL INSPECTION \*\* THE SPACE AND ACCOMMODATION ON OFFER IS RARLEY SEEN \*\*** Step inside this EXTENDED SEMI DETACHED situated within a cul de sac location in this highly sought after area of Low Moor, BD12. Close to many amenities, schools, motorway network and Train station! Offering versatile living which can provide up to FIVE BEDROOMS should the discerning buyer wish. Exception with its presentation and briefly comprising: Entrance Hall, lounge, large dining kitchen, utility area, cloakroom, LARGE REAR HALL leading to an additional reception room and good size office which both could be utilised as bedrooms. To the first floor are THREE DOUBLE BEDROOMS with master en-suite and FOUR PIECE family bathroom. Externally the property keeps on giving with driveway and gardens to the front, lawned garden to the rear with block paved seating area PLUS additional seating area and BBQ. Great for Family entertainment. BOOK YOUR VIEWING TODAY

Offers Over £279,950

**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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## ENTRANCE HALLWAY

Inviting area with glass balustrade stairs leading to the first floor

## LOUNGE 18'9" x 11'8" (5.72m x 3.56m)

Good size lounge with dual aspect allowing plenty of natural light built in media wall within the chimney breast, open, with hearth.

## DINING KITCHEN 16'7" x 10'11" (5.05m x 3.33m)

Modern dining kitchen with an array of wall and base units, worktops, sink and drainer, free standing range cooker, integrated fridge freezer and dishwasher.

## REAR HALL

Vast area leading to the additional rooms with built in window seat and door leading to the rear gardens

**UTILITY AREA** Open from the rear hall with plumbing for washer, space for dryer and houses the boiler

## CLAOKROOM

Sink and w/c

## PLAYROOM/BEDROOM 16'1" x 11'6" (4.9m x 3.5m)

A great space that is currently utilized as a playroom/2nd reception room. Bi-fold doors to the front elevation

## OFFICE/BEDROOM 11'6" x 5'10" (3.5m x 1.78m)

Decorative part panelled walls

## FIRST FLOOR

Landing area

**MASTER BEDROOM** Impressive master bedroom with built in sliding mirror door wardrobes and large en-suite

**EN-SUITE** Walk in oversize shower sink and WC.

## BEDROOM TWO 12'1" x 9'2" (3.68m x 2.8m)

Decorative panelled feature wall

## BEDROOM THREE 9'8" x 9'2" (2.95m x 2.8m)

## FAMILY BATHROOM

Contemporary family bathroom with free standing bath, walk in shower, WC and TWIN BASIN vanity unit. Fully tiled

## OUTSIDE

Sat on an enviable corner plot position with lawn garden to the front and driveway. To the rear the rear gardens offer a vast amount of space and is ideal for young families and entertaining guest. Enclosed lawn area, paved formal seating area plus an additional seating area ideal for BBQ's

## FURTHER INFORMATION

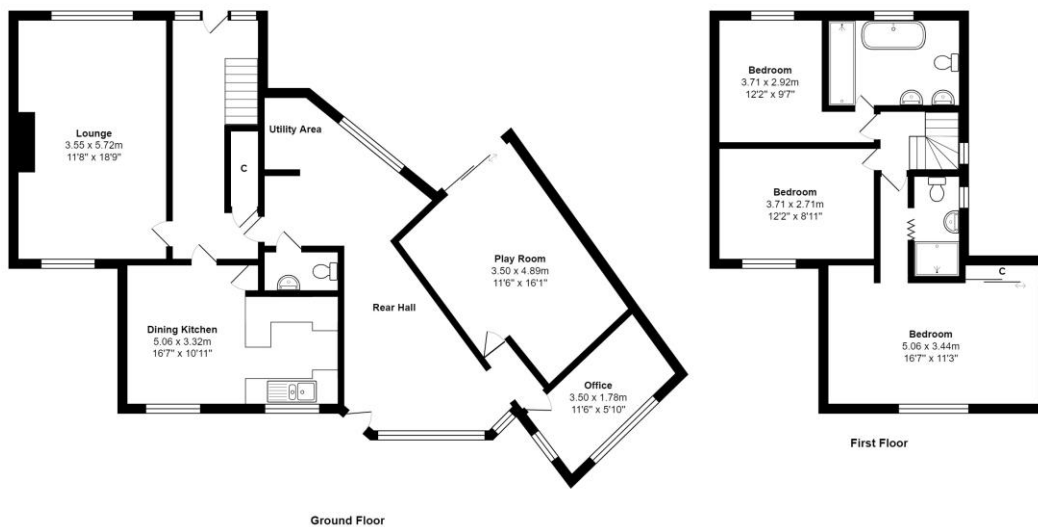
Council Tax - Band B

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: 149.8 m<sup>2</sup> ... 1612 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>		
(69-80) <b>C</b>	69	80
(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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