



27 Greenville Drive, Low Moor, Bradford, BD12 0PT

**** BACKING ONTO SOUTH BRADFORD GOLF COURSE **** Situated on arguably one of the most SOUGHT AFTER PLOTS, backing onto South Bradford Golf Course, which forms part of this highly regarded development. Generously sized semi detached, well suited to family buyers. Currently providing THREE GOOD SIZE BEDROOMS and further enhanced by TWO RECEPTION ROOMS. There is potential here to extend and create even more impressive accommodation, whilst still enjoying this excellent location. The property, which has gas fired central heating and upvc double glazing.,

Properties in this locality generally prove popular and we would urge interested parties to make an early appointment to view to avoid disappointment.

£240,000

T 01274 601119 **E** wibsey@robertwatts.co.uk **W** robertwatts.co.uk
Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

f [RWEstateAgents](https://www.facebook.com/RWEstateAgents) **t** [@robertwatts_](https://twitter.com/@robertwatts_)

[arla | propertymark](#) [naea | propertymark](#)

27 Greenville Drive, Low Moor, Bradford, BD12 0PT

ENTRANCE VESTIBULE

Leading into the hallway

HALLWAY

Stairs to the first floor, understair store and cupboard with window, ideal for coat store

LOUNGE 10'11" x 16'5" (3.33m x 5m)

Good size family room with patio doors leading to the garden

DINING ROOM 10'11" x 11'9" (3.33m x 3.58m)

Could be utilised as ground floor bedroom with feature fireplace

KITCHEN 8'11" x 12' (2.72m x 3.66m)

Fitted kitchen with a selection of wall and base units, worktops, sink and drainer. Oven, hob and extractor. Fridge freezer and plumbing for washer

BATHROOM

Three piece white suite with shower over bath. Part tiled walls

FIRST FLOOR

Good size landing with under eave storage

BEDROOM ONE 10'11" x 12' (3.33m x 3.66m)

Fitted bedroom furniture with matching dresser and drawers

BEDROOM TWO 10'11" x 10'11" (3.33m x 3.33m)

Built in wardrobe

BEDROOM THREE 8'11" x 8'7" (2.72m x 2.62m)

WASH ROOM

Sink and W.C

OUTSIDE

Lawned gardens to the front with driveway allowing parking for several cars leading to double door garage. Good size gardens to the rear mainly laid to lawn with borders overlooking the golf course

FURTHER INFORMATION

Council Tax - Band C

Tenure - Freehold

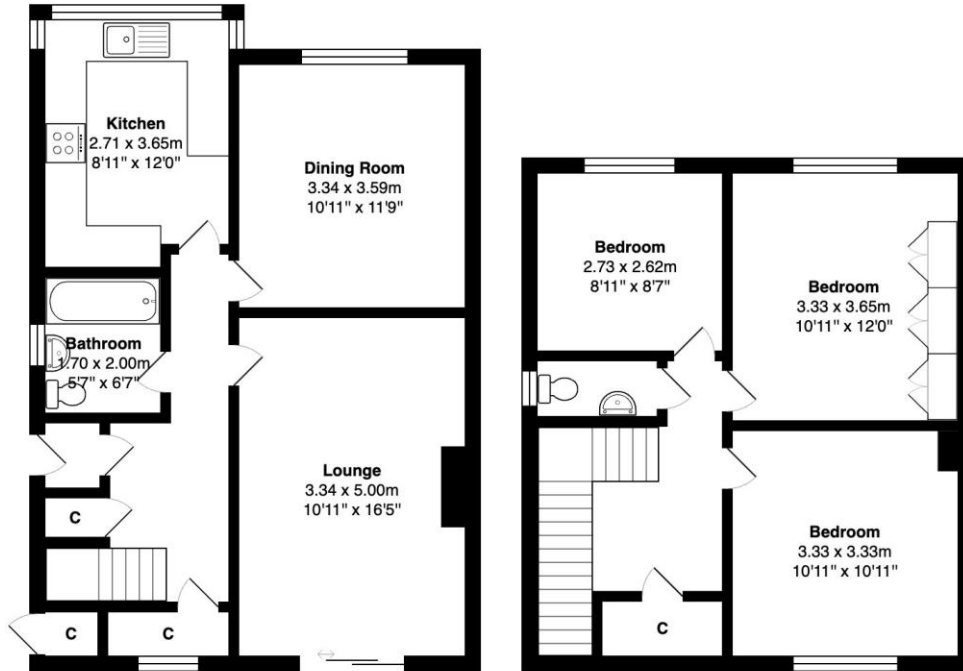
MORTGAGES

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.





Ground Floor

First Floor

Total Area: 100.5 m² ... 1082 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

01274 601119
 wibsey@robertwatts.co.uk
robertwatts.co.uk
 Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

RWEstateAgents
 @robertwatts_

arla | propertymark naea | propertymark