



## 62 Union Road, Low Moor, Bradford, BD12 0DF

**\*\*WOW \*\* IMPRESSIVE FOUR BEDROOM SEMI DETACHED \*\* TWO BATHROOMS \*\*** Set over **THREE FLOORS**, with spacious living accommodation throughout. Briefly comprising of entrance hallway, cloakroom, kitchen, utility and 20ft living/dining area to ground floor. Three double bedrooms and family bathroom to the first floor with overall master bedroom to the second floor allowing dressing area and ensuite. Externally are good size gardens to the rear and parking to front. Situated within this sought after location of Low Moor, ideal for commute, schools and walks round HAROLD PARK

**£280,000**

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## ENTRANCE HALLWAY

With cloakroom and laminate flooring

## MASTER BEDROOM 16' x 15'1" (4.88m x 4.6m)

With dressing area and en-suite

## UTILITY ROOM

## KITCHEN 12'10" x 7'8" (3.9m x 2.34m)

A selection of wall and base units. Worktops, sink and drainer. Induction hob, extractor and built in eye level oven. Space for fridge freezer

## LOUNGE 20' x 15'1" (6.1m x 4.6m)

Patio doors leading to gardens plus two Velux windows and laminate flooring

## FIRST FLOOR

## MASTER BEDROOM 16' x 15'1" (4.88m x 4.6m)

With dressing area and en-suite

## EN-SUITE

## BEDROOM TWO 14'8" x 7'10" (4.47m x 2.4m)

## BEDROOM THREE 14'8" x 7'10" (4.47m x 2.4m)

## BATHROOM

Three piece white suite with shower over bath and screen. Sink and W.C

## OUTSIDE

Gardens to the rear with raised garden terrace. Parking to the front

## FURTHER INFORMATION

Council Tax - Band C

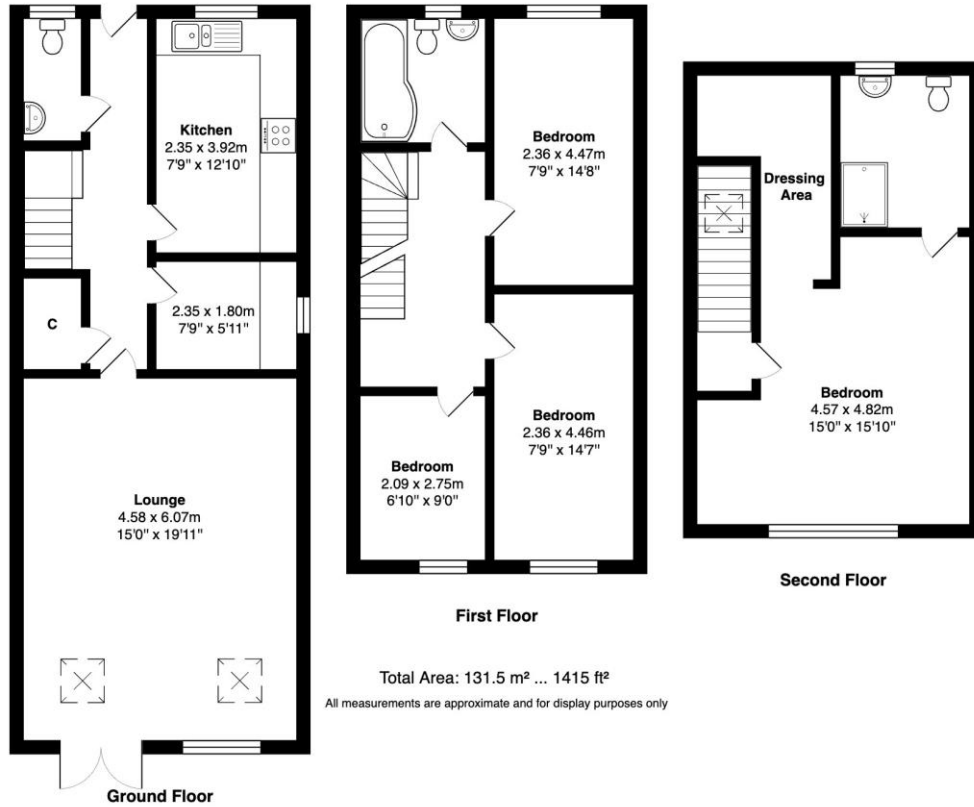
Tenure - Freehold

**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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</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		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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