



101 Cleckheaton Road, Low Moor, Bradford, BD12 0HL

* EXTENDED TO REAR ** SPACIOUS THROUGHOUT ** Ideal for FIRST TIME BUYERS and YOUNG FAMILIES is this lovely INNER TOWN HOUSE offering THREE GOOD SIZE BEDROOMS, THROUGH LOUNGE DINING AREA PLUS KITCHEN EXTENSION! Well presented throughout and having many improvements over recent years the property benefits further from GCH, DG, remote GARAGE and useful BASEMENT AREA. Externally, are pleasant gardens to front and rear. Situated within this increasingly sought after area of LOW MOOR, ideal for many amenities include Sedbergh Sports Centre, Low Moor train station, primary and secondary schools and a short distance from the Motorway network Chainbar J26/M62.

BOOK YOUR VIEWING TODAY

£170,000

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

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ENTRANCE HALL

Stairs to first floor

LOUNGE 14'2" x 12'3" (4.32m x 3.73m)

Lovely feature fire surround and open to the dining room

DINING ROOM 12'8" x 12'3" (3.86m x 3.73m)

Ideal for family entertainment. Door leading to the basement

BASEMENT

Useful area with power and light. Large understair store

KITCHEN 11'8" x 9'7" (3.56m x 2.92m)

A great addition with Velux window and a selection of wall and base units. Worktops, sink and drainer. Integrated washer and range cooker with extractor

FIRST FLOOR

Landing area

BEDROOM ONE 12'6" x 10'4" (3.8m x 3.15m)

Fitted bedroom furniture

BEDROOM TWO 12'6" x 9'10" (3.8m x 3m)

BEDROOM THREE 8'7" x 5'3" (2.62m x 1.6m)

Access to the loft

BATHROOM

Modern family bathroom with shaped bath, shower over and screen. Vanity style sink unit and W.C. Fully tiled

OUTSIDE

Garden to the front. Pleasant low maintenance garden to the rear with paved seating area and borders. Provides access to the remote garage

FURTHER INFORMATION

Council Tax - Band B

Tenure - Freehold

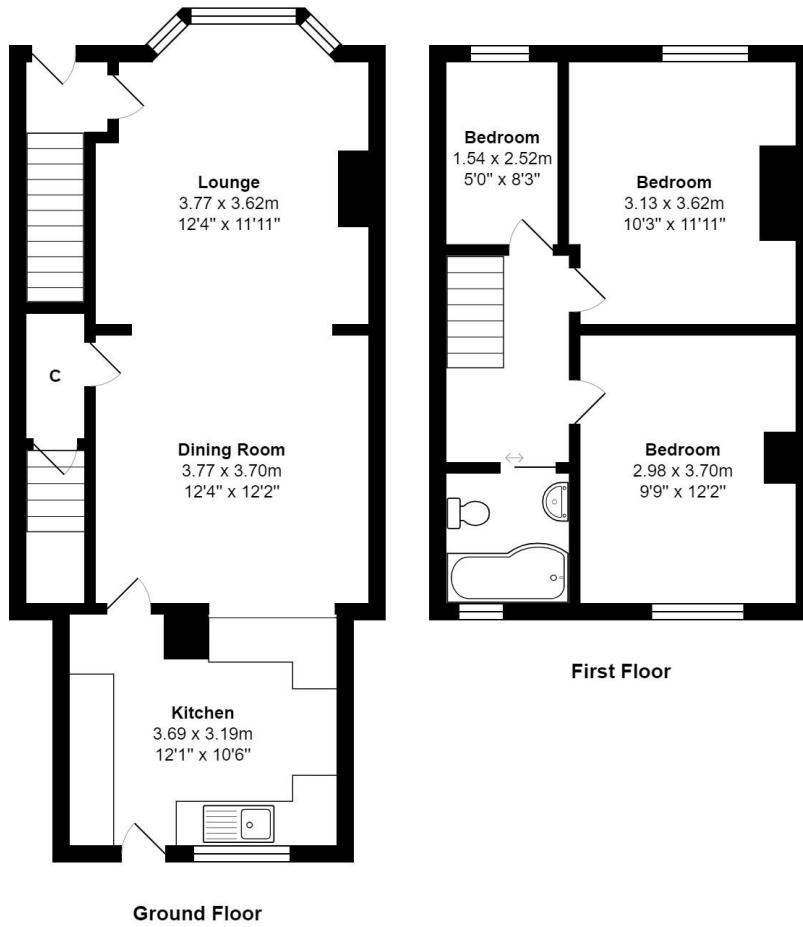
MORTGAGES

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.

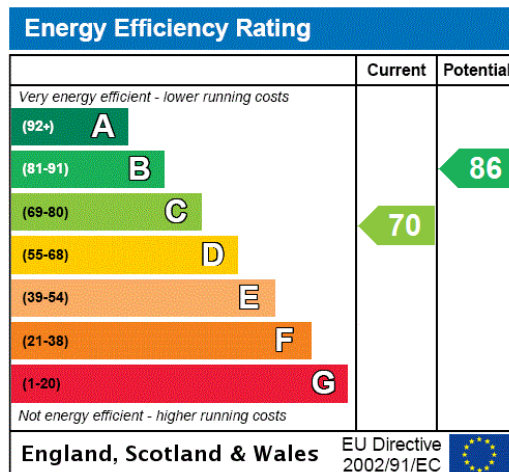
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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: 84.9 m² ... 914 ft²

All measurements are approximate and for display purposes only



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