



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

**** SIMPLY MUST BE VIEWED ** LOVELY SPACIOUS FAMILY HOME **** Situated within this increasingly sought after part of Low Moor, BD12, is this SEMI DETACHED property. Well presented throughout and briefly comprising: entrance hallway, through lounge dining area, well equipped kitchen, THREE GOOD SIZE BEDROOMS and family bathroom. Having a pleasant outlook to the rear plus gardens to the front, driveway and garage store and gardens to the rear over 2 levels. Well placed for many amenities, schools, Chapel House, Train station and Sedbergh Sports Centre. **BOOK YOUR VIEWING TODAY**

£225,000

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ENTRANCE HALL

Part panelled walls and stairs to first floor

THROUGH LOUNGE 21'8" x 11'11" (6.6m x 3.63m)

Great size through lounge with dining area. Tastefully decorated throughout

KITCHEN 8'4" x 10'5" (2.54m x 3.18m)

With a selection of wall and base units and worktops, sink and drainer. Space for under counter appliances, freestanding cooker and extractor. Plumbing for washer and useful pantry area off

LANDING

Loft access

BEDROOM ONE 11'10" x 10'8" (3.6m x 3.25m)

BEDROOM TWO 9'4" x 10'8" (2.84m x 3.25m)

Far reaching views

BEDROOM THREE 8'3" x 7'5" (2.51m x 2.26m)

BATHROOM

Three piece suite with shower over

OUTSIDE

Gardens to the front mainly laid to lawn with mature shrubs borders, driveway and garage. The gardens to the rear sit on two levels with a paved seating area plus an additional area that has mature shrubs

PLEASE NOTE

The vendor has advised that the property has had a full electrical rewire done in 2023

FURTHER INFORMATION

Council Tax - Band C

Tenure - Freehold

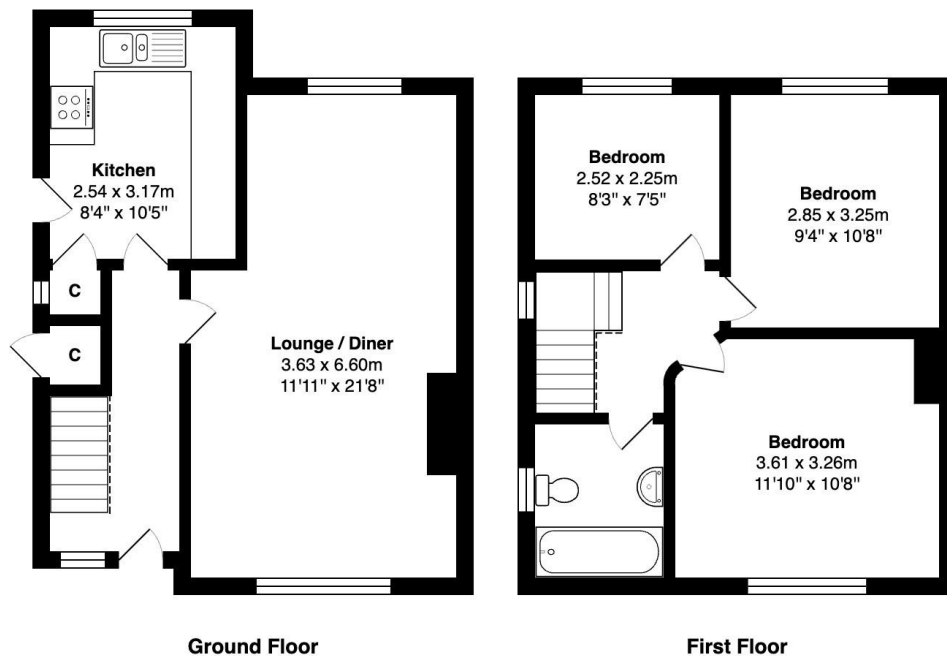
MORTGAGES

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.





Total Area: 74.9 m² ... 806 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		
(69-80) C		82
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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