



## 7 First Street, Low Moor, Bradford, West Yorkshire, BD12 0JQ

**\*\* VIEWING ADVISED \*\* VERY WELL PRESENTED THROUGHOUT \*\* IDEAL PROPERTY FOR FIRST TIME BUYER \*\***

Front terraced property situated within this very popular residential area and within easy access of local amenities, motorway network and Low Moor train station. Situated over three floors the property briefly consists of: Combined lounge/kitchen, to the first floor there are two bedrooms and shower room and to the second floor there is a further double bedroom and en-suite bathroom, outside there are enclosed gardens to the front. The property benefits from uPVC double glazing and gas central heating.

**£140,000**

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## DIRECT ACCESS TO LOUNGE

### LIVING ROOM 14.5 x 13.5

Open plan living area with closed stairs to first floor.

### KITCHEN 11.5 x 7.2

Quality two-tone kitchen with selection of wall and base units. Granite effect worktops with Central Island incorporating pop-up plug sockets, down-lighting, and decorative kickboard lights. Oven, hob, and extractor fan.

### CELLAR

Power and plumbing for an automatic washer.

## FIRST FLOOR

### BEDROOM 1 14 x 10.7

Built in wardrobes.

### BEDROOM 2 6.10 x 6.6

Decorative panelled walls.

### SHOWER ROOM

Contemporary white suite with oversized shower cubicle, double shower head, sink and W/C. Tiled floor and walls, heated towel rail.

## SECOND FLOOR

### BEDROOM 3 15 x 12.8

Lovely size double room with Velux windows and cast iron effect fireplace. Access to en-suite.

### EN-SUITE

Two piece with bath and sink.

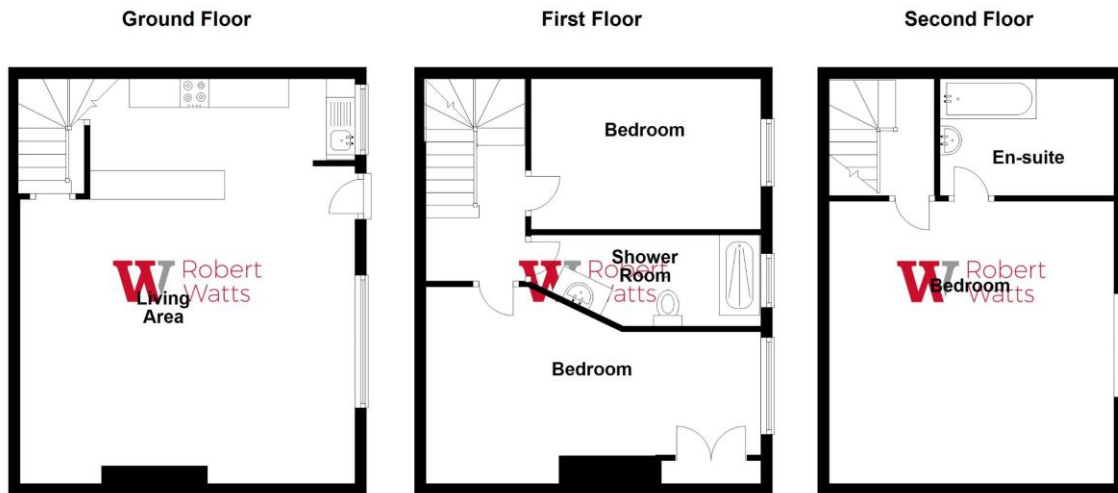
### OUTSIDE

Enclosed low maintenance gardens with paved seating area, astro-turf lawn and garden shed.

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: approx. 117.6 sq. metres (1266.0 sq. feet)

Please Note: This plan is for general layout guidance only and not to be relied upon for measurements.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(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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