



48 Park Road, Low Moor, Bradford, BD12 0DL

**** OFFERED WITH NO CHAIN ** GREAT FIRST TIME PURCHASE ** OVERLOOKING HAROLD PARK ****
Viewing is strongly advised for this stone built through terraced property in need of cosmetic updating throughout. Briefly comprising: lounge, kitchen and basement. TWO BEDROOMS and three piece bathroom, benefitting from GCH. Externally, are gardens to the front and rear. Situated within this increasingly popular part of Low Moor which is ideal for walks through Harold Park, commute via the Low Moor train station and motorway links plus many amenities & Primary School, being close by.

£115,000

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](#)

48 Park Road, Low Moor, Bradford, BD12 0DL

ENTRANCE

Direct into the lounge

LOUNGE 14'2" x 14'1" (4.32m x 4.3m)

Lovely size lounge with traditional coving and feature fireplace

KITCHEN 11'1" x 6'3" (3.38m x 1.9m)

Fitted kitchen with wall and base units. Worktops, sink and drainer. Cooker point and plumbing for washer. Access to the rear gardens and basement

BASEMENT

A great use of space with power and light

FIRST FLOOR

Landing area with walk in cupboard

BEDROOM ONE 12'3" x 9'3" (3.73m x 2.82m)

Fantastic outlook over Harold Park

BEDROOM TWO 8'3" x 8'1" (2.51m x 2.46m)

BATHROOM

Three piece bathroom with shower over bath, sink and W.C

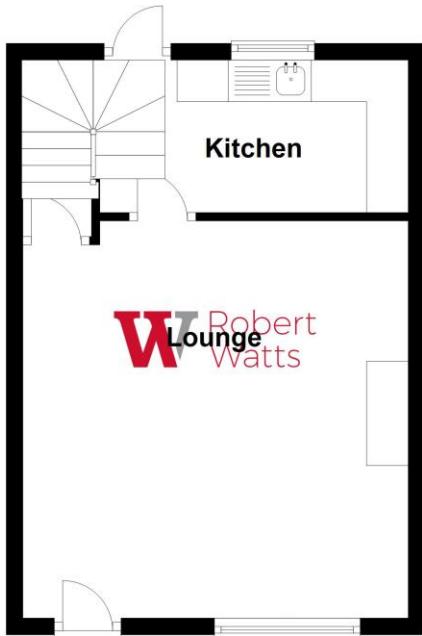
OUTSIDE

Paved gardens to the front. Enclosed garden to the rear, paved and lawned

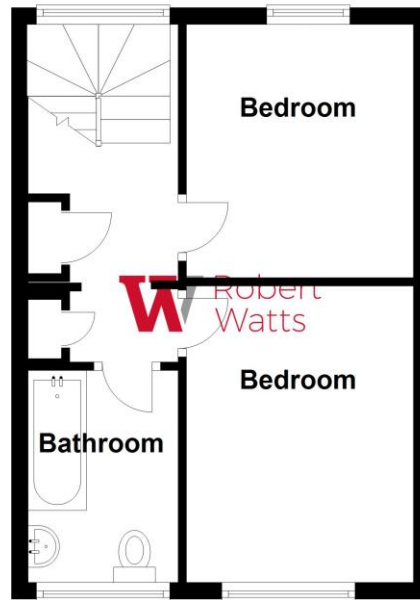
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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: approx. 62.0 sq. metres (666.8 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
<i>Very energy efficient - lower running costs</i>		
(92+) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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

f RWEstateAgents **t** @robertwatts_

arla | propertymark naea | propertymark