



## 7 Chapel House Road, Low Moor, Bradford, BD12 0HN

SWIFT MOVE SALE - QUICKER COMPLETION: ASK FOR FURTHER INFORMATION! TUCKED AWAY LOCATION! Viewing is strongly advised for this lovely SEMI DETACHED BUNGALOW which has a vast amount of scope for extensions and conversions (subject to the relevant permissions). Set back from the road, the driveway offers plenty of off road parking and sat in large grounds with pleasant gardens to the front and rear. Internally there are TWO BEDROOMS, lounge and kitchen plus modern house bathroom, LARGE LOFT SPACE with gable window. Well placed for many amenities, Chapel House restaurant, Low Moor train station and well regarded schools close by, we feel this will appeal to ALL buyers and strongly urge early arrangement of viewing.

**£199,950**

## 7 Chapel House Road, Low Moor, Bradford, BD12 0HN

**SWIFTMOVE** The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion.

### PLEASE NOTE

The property is unregistered with the Land Registry. The first registration will take place on purchase. The information provided regards boundaries have been seen on the original deeds.

### ENTRANCE HALLWAY

Wide entrance hallway with loft access.

### LOUNGE 15'9" x 10'10" (4.8m x 3.3m)

Open from the kitchen with feature fireplace

### KITCHEN 10' x 9'5" (3.05m x 2.87m)

Traditional kitchen with base units, worktops, sink and drainer. Plumbing for washer, free standing cooker and store cupboard

### LOFT 27'10" x 21'7" (8.48m x 6.58m)

Full span of the property with gable window, power and light. Vast potential

### BEDROOM ONE 10'8" x 11'7" (3.25m x 3.53m)

### BEDROOM TWO 10'3" x 6'9" (3.12m x 2.06m)

### BATHROOM

Modern three piece white suite with panelled bath, vanity style sink and W.C

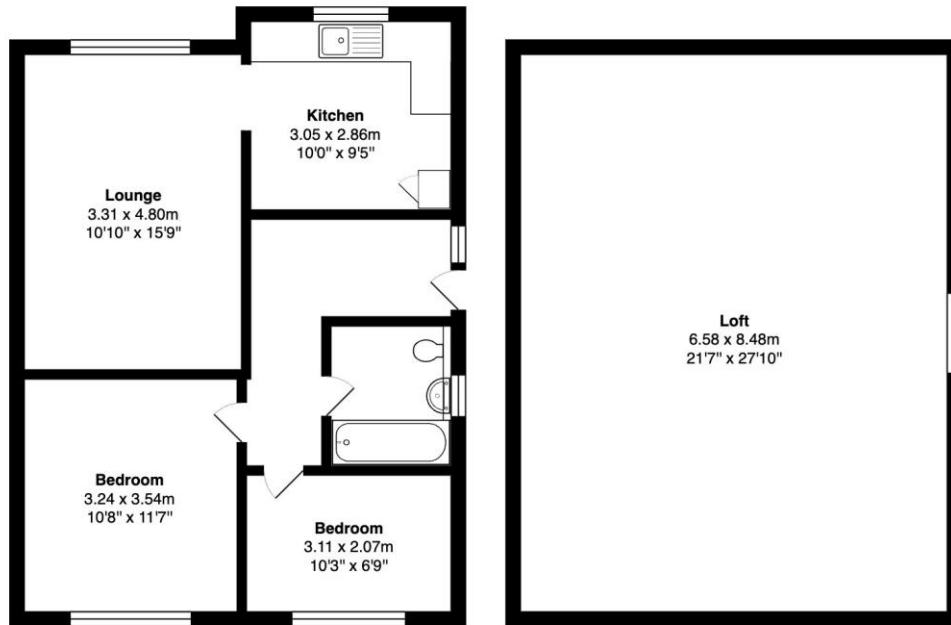
### OUTSIDE

Good size gardens to the front, driveway to side and larger than expected gardens to the rear with mature shrubs, lawn and summer house

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.





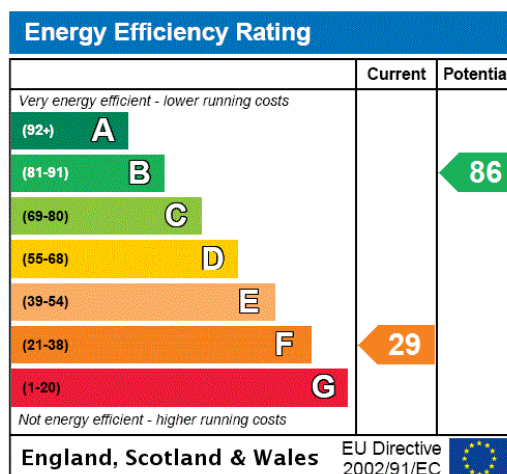


Ground Floor

First Floor

Total Area: 56.9 m<sup>2</sup> ... 613 ft<sup>2</sup> (excluding loft)

All measurements are approximate and for display purposes only



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

RWEstateAgents 
 @robertwatts\_

arla | propertymark naea | propertymark