



12 Chapel Road, Low Moor, Bradford, BD12 0JH

**** FANTASTIC PURCHASE FOR YOUNG FAMILIES AND FIRST TIME BUYERS ** WELL PLACED FOR COMMUTE ** VIEWING STRONGLY ADVISED! **** Step back from Cleckheaton Road, Low Moor, is this spacious INNER TOWN HOUSE which briefly comprises: Entrance Hallway, lounge opening through to dining area and kitchen. THREE FIRST FLOOR BEDROOMS and family sized bathroom. Externally, are pleasant gardens to front and rear with additional garden space and GARAGE! Recently re-decorated throughout, GCH and DG. Well placed for many amenities, schools, Chapel House restaurant, Low Moor Train Station and Motorway networks.

£160,000

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ENTRANCE HALLWAY

Laminate flooring and open stairs leading to the first floor

LOUNGE 11'7" x 12'6" (3.53m x 3.8m)

Opening through to the dining area

DINING AREA 8'7" x 9'11" (2.62m x 3.02m)

Patio doors opening to the rear gardens

KITCHEN 9'11" x 8'10" (3.02m x 2.7m)

Selection of wall and base units finished in white, worktops with splashback, sink and drainer. Plumbing for washer, cooker point and space for freestanding appliances

FIRST FLOOR

Landing area with loft access

BEDROOM ONE 12'7" x 11'7" (3.84m x 3.53m)

BEDROOM TWO 9'10" x 8'8" (3m x 2.64m)

BEDROOM THREE 8'10" (2.7) max including stairhead x 5'11" (1.8)

BATHROOM

Three piece white suite with shower over bath and screen, sink and W.C

OUTSIDE

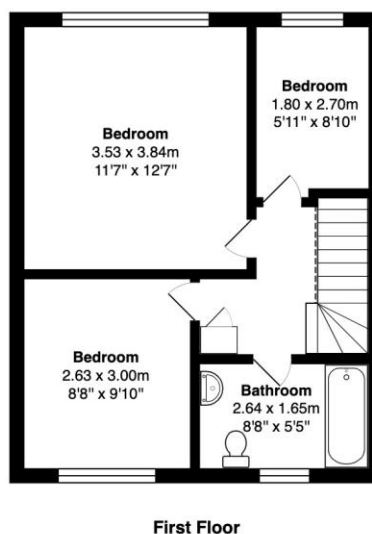
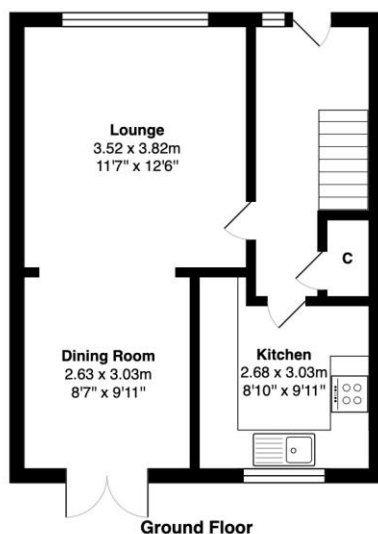
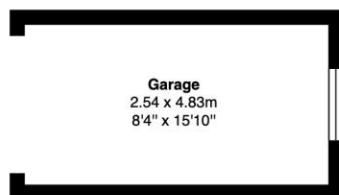
Lawned garden to the front, low maintenance garden to the rear with patio and decked seating area. Additional lawned gardens and garage across the access road

BUYER DISCLAIMER

Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

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: 88.9 m² ... 957 ft²
All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		