



## 20 Park House Crescent, Low Moor, Bradford, BD12 0PY

**\*\* SUPERB DORMER STYLE SEMI DETACHED \*\* WELL PRESENTED THROUGHOUT AND SIMPLY MUST BE VIEWED \*\* FOUR BEDROOMS \*\*** Sat on an enviable corner plot position with a cul de sac position is this delightful property which briefly comprises: entrance hallway, lounge, well equipped kitchen, dining room extension, bathroom and ground floor bedroom four. Three double bedrooms to the first floor and shower room. the interior has been well maintained over the years and is ready for the next family to enjoy. Externally there is plenty of off road parking to the front and side, all block paved, which leads to a detached garage (electric door power and light). The gardens to the rear are ideal for family entertainment with paved and raised deck seating area, summer house and shed with outside electric points and tap. Low Moor is sought after due to the schools, sports facilities, train station and Chapel House restaurant all close by. **BOOK YOUR VIEWING TODAY**

**£265,000**

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**ENTRANCE HALLWAY** Inviting entrance with wood flooring and understair storage.

**LOUNGE 16'4" x 11' (4.98m x 3.35m)**

Wood flooring with feature fireplace housing feature stove

**KITCHEN 11' x 11'9" (3.35m x 3.58m)**

Well equipped kitchen, individually designed and having a lovely country feel. Plenty of wall and base units with wood worktops, space for microwave plus range cooker within the chimney breast. Butler style sink and tiled splashback. Integrated dishwasher, fridge freezer and plumbing for washer. Opening to the dining room extension

**DINING ROOM 15' x 8'8" (4.57m x 2.64m)**

A great additional over looking the rear gardens with apex roof and windows allowing plenty of natural light.

**BATHROOM** Tiled bathroom with double ended bath, handheld shower and waterfall tap. Vanity style sink and w/c.

**BEDROOM FOUR 9'6" x 8'10" (2.9m x 2.7m)**

Good size bedroom ideal for guests/home office. Two built cupboards and pleasant outlook to the front elevation.

**FIRST FLOOR** Landing area

**BEDROOM ONE 11'5" (3.48) x 10'11" (3.33) plus wardrobes**

Double bedroom with an array of fitted bedroom furniture.

**BEDROOM TWO 11'3" x 10'11" (3.43m x 3.33m)**

Decorative part panelled walls

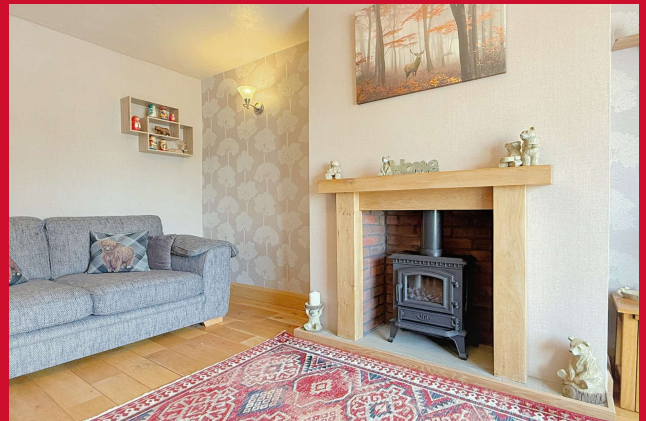
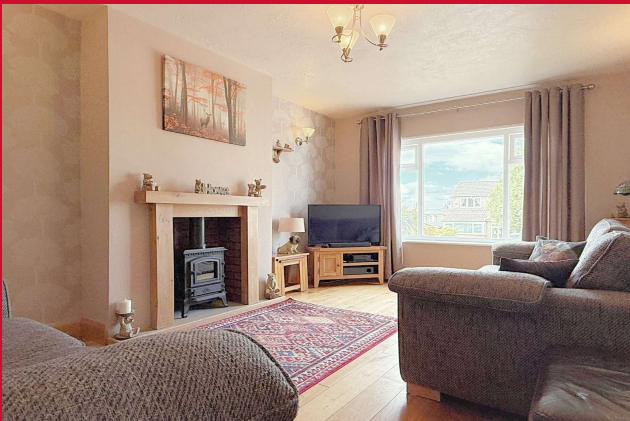
**BEDROOM THREE 11'5" x 8'10" (3.48m x 2.7m)**

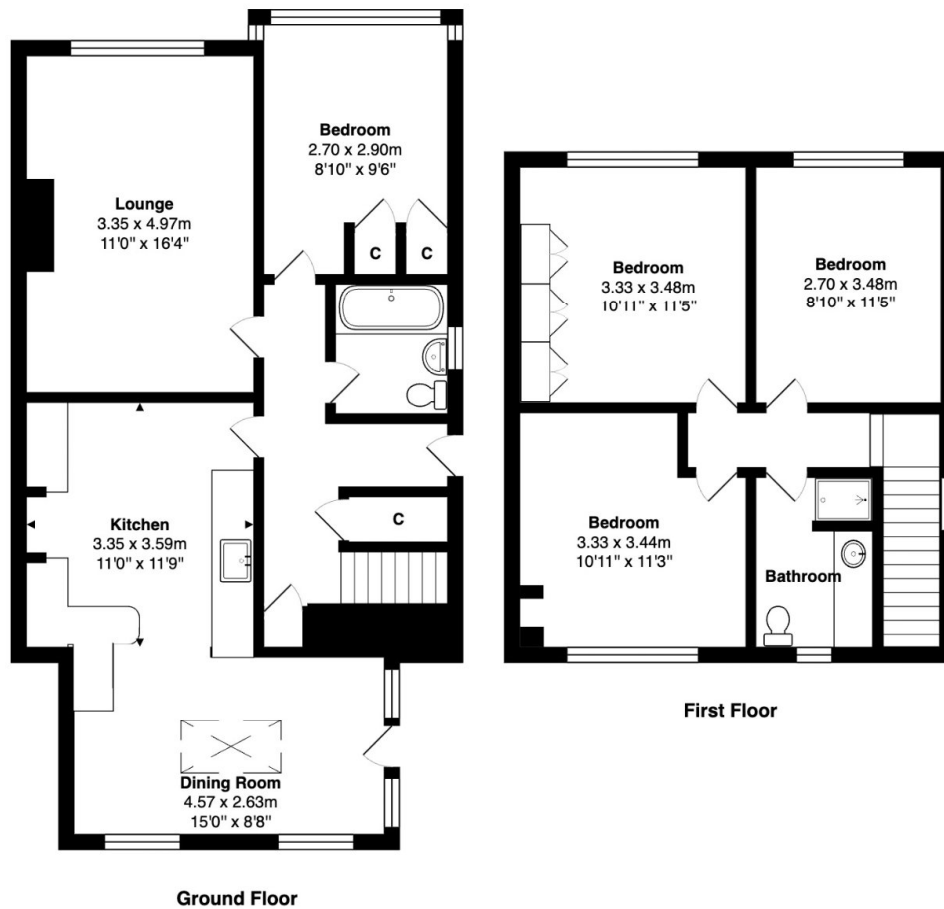
**SHOWER ROOM** Built in shower, vanity style sink unit and w/c

**OUTSIDE** Sat on an enviable plot with block paving to the front and side allowing parking for several vehicles. OVER SIZED detached garage with power and light. Good gardens to the rear with lawns, paved and decked seating area, summer house and 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.

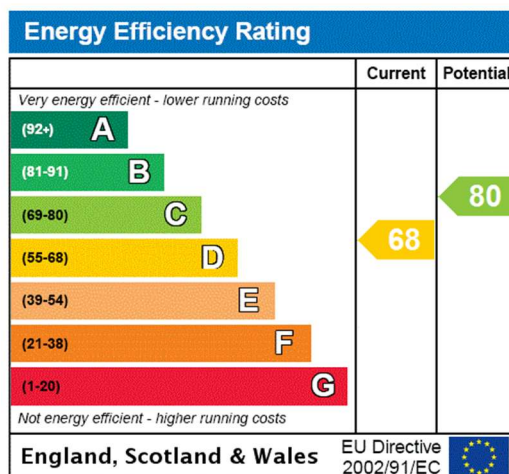






Total Area: 112.0 m<sup>2</sup> ... 1206 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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