



97 Cleckheaton Road, Low Moor, Bradford, BD12 0HL

**** OFFERED WITH NO CHAIN ** PRICED TO SELL ** SEMI DETACHED PROPERTY WITH PARKING TO THE REAR **** Situated within this popular area of Low Moor BD12, close to many amenities, sports facilities, Train Station and schools is this ideal property for all First Time Buyers/Young Families. Briefly comprising: entrance hall, lounge and dining kitchen, THREE BEDROOMS and family bathroom. Externally are gardens to the front and rear with off street parking accessed via Wesley Avenue, benefitting further from GCH and DG we strongly urge early arrangement of viewing.

Offers Over £150,000

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ENTRANCE HALL

LOUNGE 13'2" (4.01) x 12'5" (3.78) plus recess

Wall mounted electric fire

DINING KITCHEN 13'11" (4.24) plus recess x 11' (3.35)

With an array of wall and base units, worktops incorporating breakfast bar with sink and drainer. Hob with extractor and space for under counter oven. Plumbing for washer. Large understair pantry area.

FIRST FLOOR Landing area with loft access.

BEDROOM ONE 11'3" max x 9'10" (3.43m max x 3m)

BEDROOM TWO 9'10" x 11'4" (3m x 3.45m)

Store cupboard

BEDROOM THREE 8'1" x 5'6" (2.46m x 1.68m)

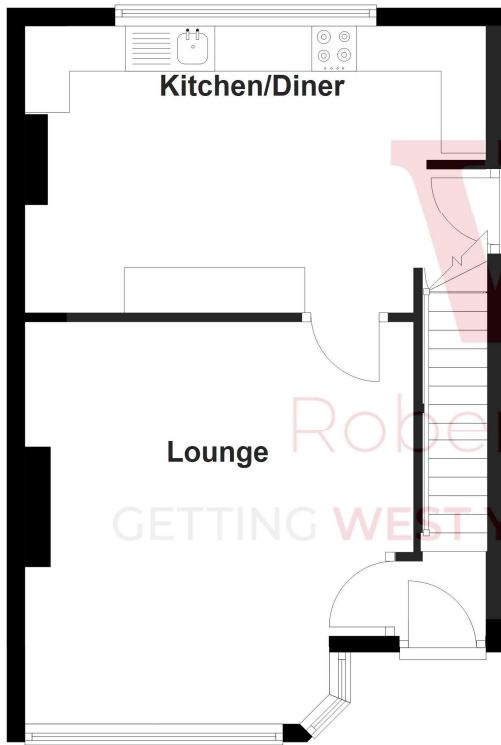
BATHROOM Three piece bathroom suite with vanity style sink, panelled bath and w.c

OUTSIDE Pleasant gardens to the front. Gardens to the rear with decked seating area, gardens sged and off road parking to the rear.

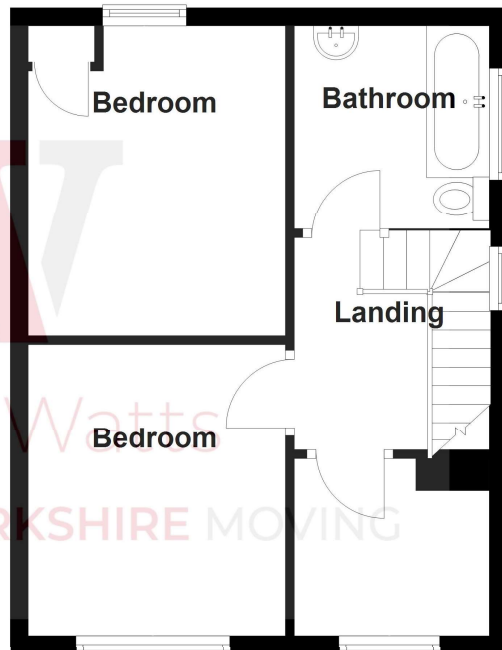
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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