



9 Edrich Close, Low Moor, Bradford, BD12 0HW

**** DESIRABLE CUL DE SAC LOCATION ** FOUR BEDROOMS ** LOTS OF SCOPE FOR EXTENSION ** LARGE GARDENS TO REAR **** Viewing is strongly advised for this spacious MODERN DETACHED situated within this highly sought after area of Low Moor, BD12 which is well placed for schools, walks through the nature reserve, commute via the motorway and train station. Ideal for families and those looking for a ground floor area that can be utilised as the property benefits from a garage conversion creating a fourth bedroom. Three good size bedrooms to the first floor with master en-suite and house bathroom. Additionally the lounge, dining area, kitchen and conservatory is ideal for family entertaining. Externally, is block paved off road parking, attached garage store and larger than expected rear gardens with lawned garden, decked and patio seating area plus large bedding area.

£295,000

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ENTRANCE PORCH

LOUNGE 16'6" x 10'11" (5.03m x 3.33m)

Feature fireplace, open stairs to first floor and double doors leading to dining room

DINING ROOM 9'5" x 8'7" (2.87m x 2.62m)

Double doors leading through to the conservatory

CONSERVATORY 11'10" x 8'7" (3.6m x 2.62m)

Good addition overlooking the rear gardens

KITCHEN 16'3" x 10'2" (4.95m x 3.1m)

Fitted kitchen with an array of wall and base units, worktops with sink and drainer, tiled splashback. Oven hob and extractor. Plumbing for washer and dish washer

BEDROOM FOUR/RECEPTION 17'4" x 7'9" (5.28m x 2.36m)

Ideal space for additional bedroom, guest area or office suite

FIRST FLOOR

Landing area

MASTER BEDROOM 16'7" x 10'6" (5.05m x 3.2m)

Fitted wardrobes and access to en-suite

EN-SUITE Oversize walk in shower with vanity style sink and W.C

BEDROOM TWO 10'1" x 11'6" (3.07m x 3.5m)

BEDROOM THREE 9'11" x 9'1" (3.02m x 2.77m)

HOUSE BATHROOM

Three piece suite

OUTSIDE

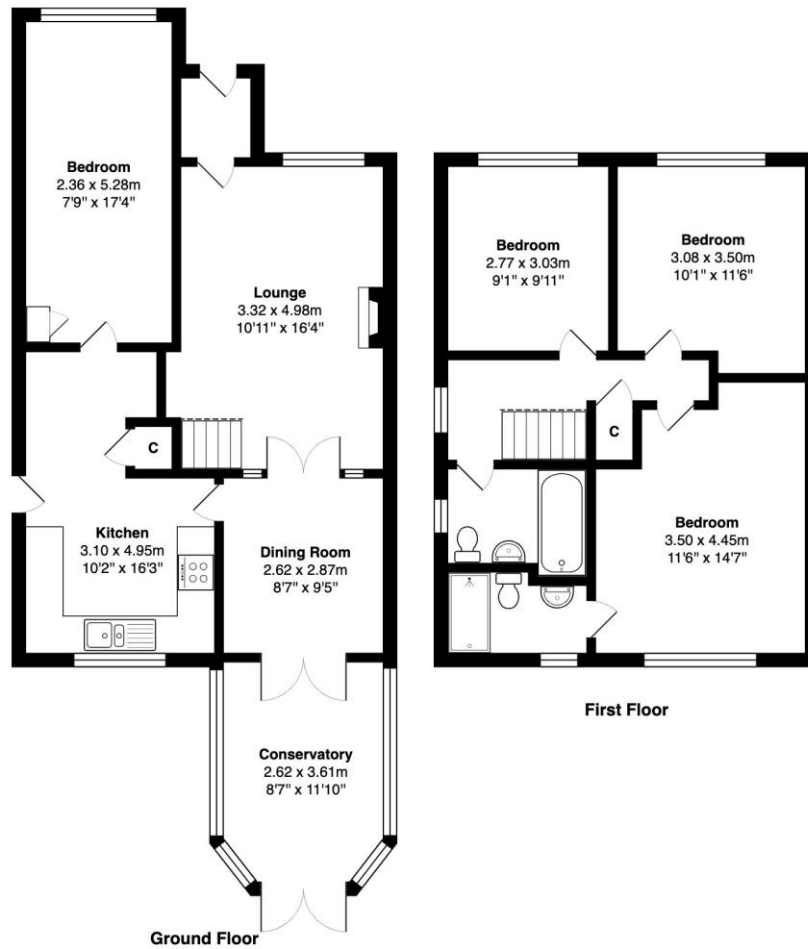
Sat on a large plot with a vast amount of scope for extension (subject to permissions). Blocked paved area to the front allowing plenty of parking, garage store to side. Great size gardens to the rear, mainly lawned with seating areas which over looks school fields having a southerly aspect

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: 111.3 m² ... 1198 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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