



101 Greenville Drive, Low Moor, Bradford, BD12 0PT

**** OFFERED WITH NO CHAIN **** GOOD SIZE 'ROBINSON BUILT' SEMI DETACHED **** NO BOX ROOM HERE**
**** VERY POPULAR RESIDENTIAL AREA OF LOW MOOR, BD12 **** Offered For Sale is this lovely size SEMI DETACHED which briefly comprises: entrance hallway with under stair storage, through lounge dining area, breakfast kitchen, THREE good size bedrooms and family bathroom. Externally, are pleasant gardens to the front and rear with drive leading to garage. The property has benefitted from many improvements over the years to include a replacement roof (2022), boiler, and new kitchen appliances. Well placed for many of the local amenities on offer, Low Moor train station and motorway link. **BOOK YOUR VIEWING TODAY**

£195,000

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ENTRANCE HALLWAY

Stairs leading to the first floor and good size understair store cupboard

KITCHEN 10'8" x 8'5" (3.25m x 2.57m)

Modern kitchen with an array of wall and base units, worktops to include breakfast bar, oven hob and extractor. Space for freestanding appliances. Large pantry area

THROUGH LOUNGE/ DINING AREA 21'3" x 12'2" (6.48m x 3.7m)

Dual aspect windows allowing plenty of natural light and feature fireplace housing gas fire

FIRST FLOOR

Landing area with loft access

BEDROOM ONE 11'1" (3.38) x 10'3" (3.12) plus robes

Built in wardrobes

BEDROOM TWO 10'8" x 9'6" (3.25m x 2.9m)

BEDROOM THREE 8'5" x 7'3" (2.57m x 2.2m)

BATHROOM

Three piece suite with shower over bath, sink and W.C. Towel cupboard

OUTSIDE

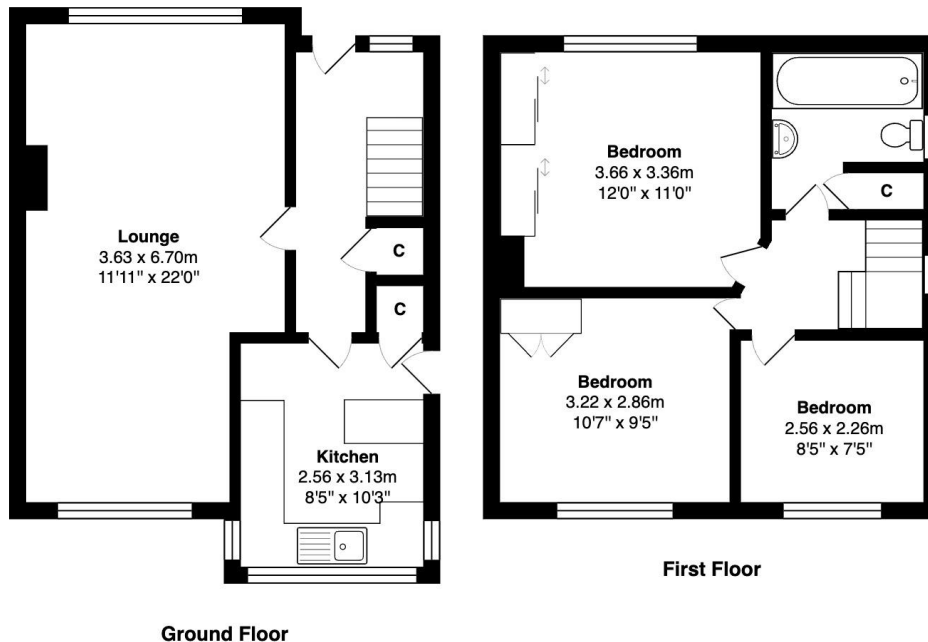
Gardens to the front with driveway which leads to garage. Pleasant well stocked gardens to the rear with seating area

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: 76.4 m² ... 823 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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