



5 Cemetery Road, Low Moor, Bradford, BD12 0ER

**** HIGHLY SOUGHT AFTER LOCATION ** CLOSE TO HAROLD PARK **** Viewing is strongly advised for this well presented throughout PERIOD STYLE INNER TERRACED HOUSE offering excellent accommodation. No expense has been spared within this THREE BEDROOM family home. Briefly comprising: entrance hall, lounge with wood burner, large dining kitchen and basement. Three first floor bedrooms and family bathroom. Externally, are pleasant gardens to the front and paved garden area to the rear which has vehicle access to provide off road parking. Boasting many traditional features with a modern feel throughout we feel this will appeal to a variety of buyers. Situated within the Low Moor, BD12 area, well placed for many amenities, good commuter links to the neighbouring town and cities and ideal for walks through Harold Park. **BOOK YOUR VIEWING TODAY**

£197,500

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ENTRANCE HALLWAY

With stairs leading to first floor and some lovely traditional features.

LOUNGE 14' x 13'1" (4.27m x 4m)

Stunning outlook over the lake, ornate feature coving. Stone hearth housing log burner stove and exposed brick chimney breast

DINING KITCHEN 16'6" x 14'5" (5.03m x 4.4m)

Large dining kitchen with a country feel. Having an array of wall and base units finished in white. Granite worktops and range cooker housed within the chimney breast. Fitted fridge and freezer, washer and dish washer. Tiled flooring, access to the basement and door leading to the rear

BASEMENT

A great space with potential. Plumbing, power and light

FIRST FLOOR

BEDROOM ONE 14'3" x 10'6" (4.34m x 3.2m)

Tastefully decorated with iron effect fireplace

BEDROOM TWO 14'3" x 10'2" (4.34m x 3.1m)

Laminate flooring, built in wardrobe and corner shower cubicle

BEDROOM THREE 10'6" x 5'10" (3.2m x 1.78m)

BATHROOM

Three piece suite with panelled bath, vanity style sink and W.C

OUTSIDE

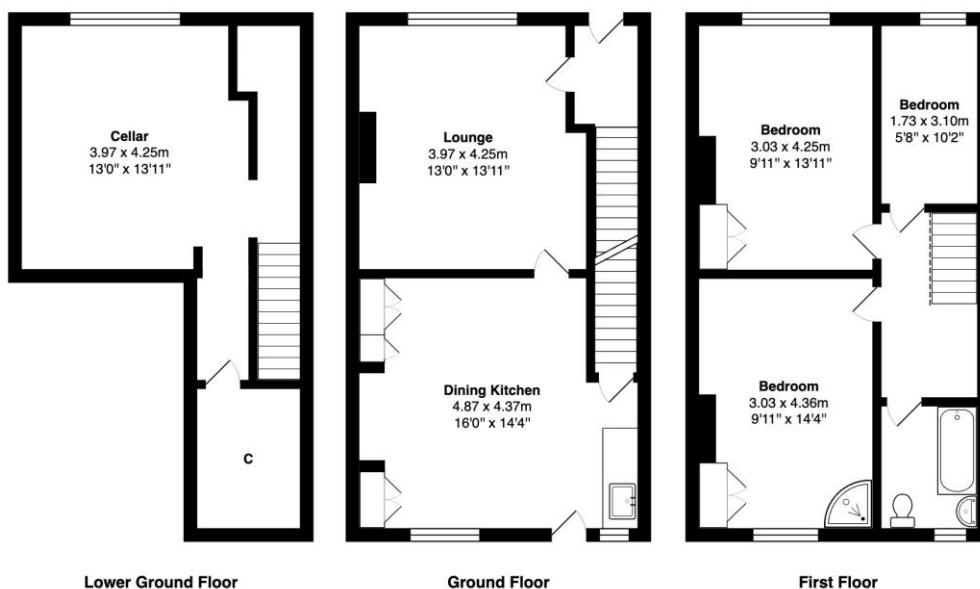
Lawned garden to the front and mature shrubs. Low maintenance, paved garden to the rear with gated access for a vehicle

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: 114.2 m² ... 1230 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	62 D	
39-54	E		
21-38	F		
1-20	G		

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