



17 The Plantations, Low Moor, Bradford, BD12 0TH

**** IDEAL FIRST TIME BUY/YOUNG FAMILY HOME ** MODERN INNER TOWN HOUSE **** The property, which offers family accommodation, has off- street parking and a good sized enclosed rear garden. Features include spacious lounge, well equipped kitchen, together with useful storage cupboard and ground floor utility, cloakroom/wc, three good sized bedrooms (one with en-suite shower room) and a house bathroom. As one would expect the property has gas fired central heating and pvc double glazing throughout. Well placed for many local emnities, Appleton Academy and commute to neighbouring towns and cities. Well worthy of further consideration!

£200,000

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ENTRANCE HALL

Stairs leading to the first floor

LOUNGE 13' x 12'9" (3.96m x 3.89m)

Solid oak wood flooring throughout

DINING KITCHEN 11'7" x 13'5" max (3.53m x 4.1m max)

Good size dining kitchen with patio doors leading to the rear gardens, The kitchen has a selection of wall and base units, worktops with sink and drainer, oven, hob and extractor. Useful under stair cupboard and access to the utility area.

UTILITY AREA 4'4" x 5'3" (1.32m x 1.6m)

Worktops, plumbing for washer and space for dryer. Access to the w/c

CLOAKROOM S

ink and w/c

FIRST FLOOR

Landing area with store cupboard

MASTER BEDROOM 11'3" x 9'1" (3.43m x 2.77m)

Good size master bedroom

EN-SUITE

Shower, vanity sink and w/c

BEDROOM TWO 9'1" x 11'10" (2.77m x 3.6m)

BEDROOM THREE 8'2" x 6'6" (2.5m x 1.98m)

FAMILY SHOWER ROOM

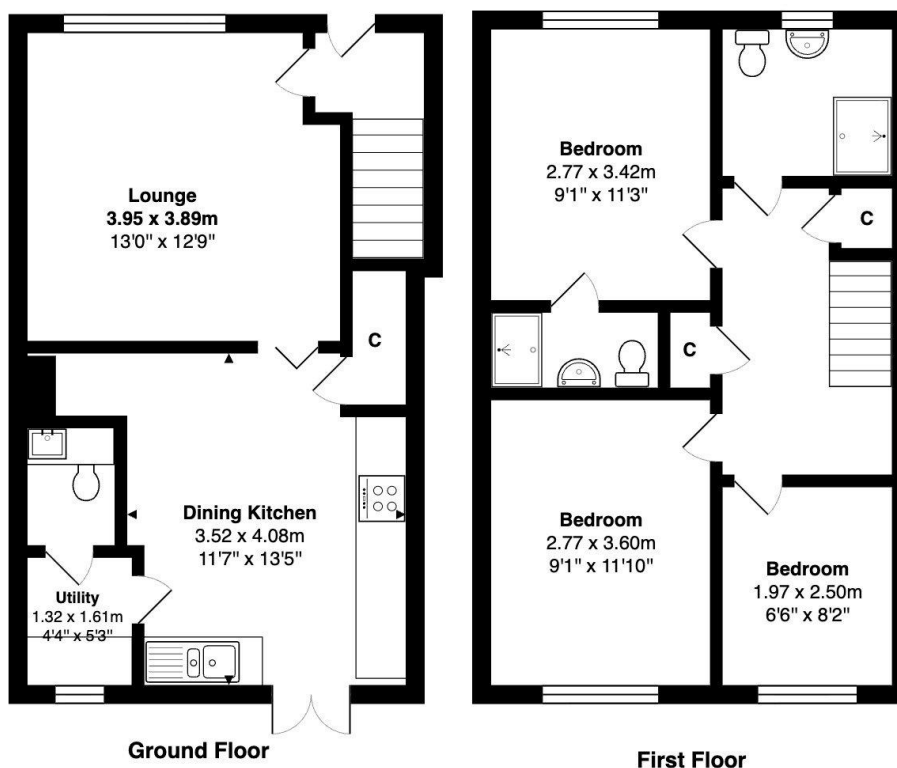
Modern shower room with walk in shower, vanity sink and w/c

OUTSIDE

Off road parking to the front. Pleasant gardens to the rear with patio, astroturf lawns and raised decked seating area.

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: 82.0 m² ... 883 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	87 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		