



## **67 Greenville Drive, Low Moor, Bradford, BD12 0PT**

**\*\* OFFERED WITH NO CHAIN \*\* POPULAR RESIDENTIAL LOCATION \*\* IDEAL FIRST TIME BUY/YOUNG FAMILY HOME \*\*** Viewing is strongly advised for this spacious SEMI DETACHED HOUSE which offers THREE BEDROOM accommodation, family area/dining area, breakfast kitchen and family bathroom. In need of some cosmetic updating the property benefits from GCH and DG. Externally, are pleasant gardens to the front and rear with driveway leading to garage. Well placed for many amenities, outstanding (as per the OFSTED report) primary schools, sports facilities, Low Moor train station and motorway networks close by.

**£180,000**

## 67 Greenville Drive, Low Moor, Bradford, BD12 0PT

### ENTRANCE HALLWAY

Stairs leading to first floor

### FAMILY AREA 21'11" x 11'11" (6.68m x 3.63m)

Good size through lounge with windows to front and rear elevations, wall mounted fire

### KITCHEN 10'4" x 8'4" (3.15m x 2.54m)

Fitted kitchen with an array of wall and base units, worktops, sink and drainer. Oven, hob and extractor, plumbing for washer and dishwasher. Useful pantry area

### FIRST FLOOR

Landing area with loft access

### BEDROOM ONE 11'11" x 10'11" (3.63m x 3.33m)

### BEDROOM TWO 10'9" x 9'5" (3.28m x 2.87m)

### BEDROOM THREE 7'5" x 8'6" (2.26m x 2.6m)

### BATHROOM

Family bathroom with shower over panelled bath, sink and W.C

### OUTSIDE

Pleasant gardens to the front, driveway to side leading to permanent built garage and gardens to the rear

### 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

### PROBATE DISCLAIMER

The property is being sold via probate therefore some information may be limited.

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: 77.6 m<sup>2</sup> ... 835 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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