



## 6 Hawke Way, Low Moor, Bradford, BD12 0HG

SWIFT MOVE SALE - QUICKER COMPLETION: ASK FOR FURTHER INFORMATION \*\*

ATTENTION FAMILY BUYERS! \*\* Situated within a lovely cul de sac in the Low Moor, BD12 area which provides great access routes to neighbouring towns and cities via the Motorway Network and Low Moor train station. This MODERN DETACHED property offers FOUR BEDROOMS (master en-suite), family bathroom, two reception rooms, kitchen, utility room, cloakroom and integral garage that many have converted over the years. Externally, are gardens and drive to the front and a LARGER THAN AVERAGE garden to rear, mainly laid to lawn with decked and patio seating area, garden shed and mature shrubs which is an ideal space for family gatherings. Close to many amenities, fantastic primary school with outstanding Ofsted reports, Chapel House restaurant and Sports Facilities. Viewing is strongly advised.

**£325,000**

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## ENTRANCE HALLWAY

Laminate flooring and understair cupboard

## CLOAKROOM

Sink and W.C

## LOUNGE 11'8" x 17' (3.56m x 5.18m)

Good size reception room with feature fireplace

## DINING ROOM 12'11" x 9'1" (3.94m x 2.77m)

Patio doors leading to the rear gardens

## KITCHEN 9'10" x 8'9" (3m x 2.67m)

Fitted kitchen with an array of wall and base units, worktops, sink and drainer. Oven, hob and extractor, plumbing for dishwasher. Opening through to the utility room

## UTILITY ROOM 7'9" x 8'2" (2.36m x 2.5m)

A good addition to the rear of the garage with tall unit, worktop, sink and drainer. Plumbing for washer and space for dryer. Door to the rear and through to the garage

## INTEGRAL GARAGE 17'6" max x 8'6" (5.33m max x 2.6m)

Power and light. Potential for conversion (subject to permissions)

**FIRST FLOOR** Landing area with loft access

## MASTER BEDROOM 13'3" x 10'1" (4.04m x 3.07m)

**EN-SUITE** Built in shower, sink and W.C

## BEDROOM TWO 11'9" x 9'2" (3.58m x 2.8m)

Fitted wardrobes incorporating drawers

## BEDROOM THREE 8'10" x 7'1" (2.7m x 2.16m)

## BEDROOM FOUR 7'8" x 8' (2.34m x 2.44m)

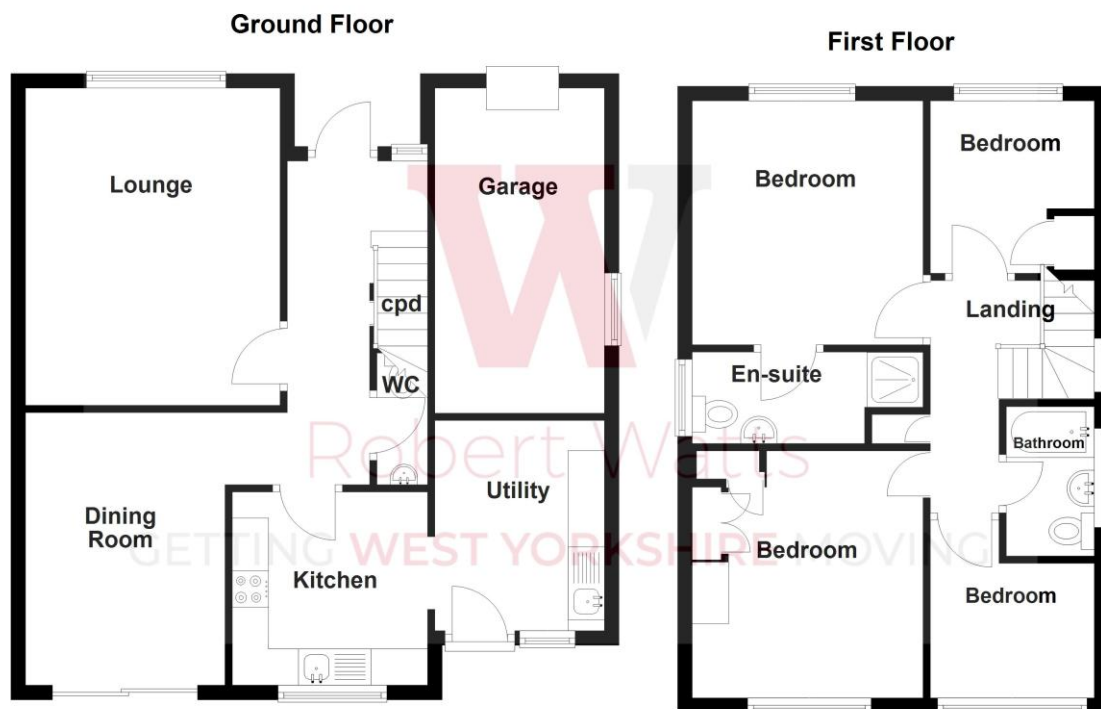
**FAMILY BATHROOM** Coloured suite with shower over bath, sink and W.C

**OUTSIDE** Open aspect gardens to the front with driveway leading to integral garage. Stunning and well maintained gardens to the rear with lawns, raised decked seating area and raised area with mature shrubs. Superb space for family gatherings

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.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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