



## 27 Acaster Drive, Low Moor, Bradford, BD12 0BE

**\*\* AVAILABLE WITH VACANT POSSESSION \*\* IDEAL INVESTMENT OPPORTUNITY \*\***

Situated within the LOW MOOR area is this FIRST FLOOR FLAT. Recently decorated with new flooring, the open plan living, kitchen area has far reaching views, ENCLOSED one bedroom with ensuite shower room. Externally, are communal gardens and parking. Close to Harold Park and many other amenities on offer including Low Moor train station.

**£32,000**

 01274 601119  [wibsey@robertwatts.co.uk](mailto:wibsey@robertwatts.co.uk)  [robertwatts.co.uk](http://robertwatts.co.uk)  
Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

 [RWEstateAgents](https://www.facebook.com/RWEstateAgents)  [@robertwatts\\_](https://twitter.com/@robertwatts_)

arla | [propertymark](#) naea | [propertymark](#)

## 27 Acaster Drive, Low Moor, Bradford, BD12 0BE

### COMMUNAL ENTRANCE

#### LIVING AREA 17'6" x 7'9" (5.33m x 2.36m)

Open plan lounge kitchen with electric heating, selection of wall and base units, oven, hob and extractor. Plumbing for washer

#### BEDROOM 10'8" x 6'6" (3.25m x 1.98m)

#### SHOWER ROOM

Built in shower cubicle, sink and W.C

#### OUTSIDE

Large communal garden and plenty of resident parking

#### LEASEHOLD DISCLAIMER

N.B. Our client has advised us that this property is leasehold, this information should be verified by your solicitor prior to proceeding with any purchase. Additional management charges / ground rent may be payable. Please contact the office for any further details.

#### BUYER DISCLAIMER

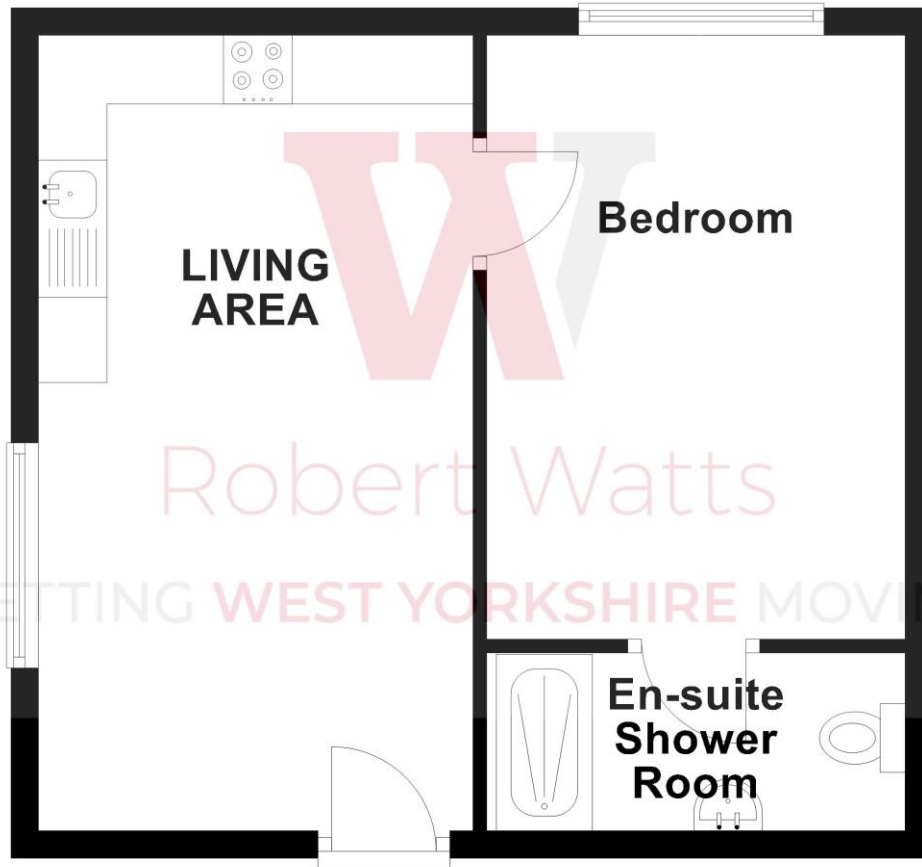
Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

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.





## Ground Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		