



Studley Court, 8 Studley Ave, Low Moor, Bradford, BD6 2JL

**** FANTASTIC FIRST TIME PURCHASE/YOUNG FAMILY HOME ** FIRST FLOOR RESIDENCE ** OVER 900 SQ FT. ** FAR REACHING VIEWS ** THREE BEDROOMS ** GARAGE AND STORE **** Viewing is strongly advised for this spacious apartment which briefly comprises: entrance hallway with loft access, lounge, large breakfast kitchen, three bedrooms and house bathroom. The large loft space has been considered for conversion (this would be subject to planning) which would create a very sizeable home. Externally, are communal gardens to the rear, drive, garage and store. Situated within the Low Moor BD6 area which is ideal for commute, Low Moor Train Station, walks through Harold Park and local amenities close by. This apartment can only be appreciated upon internal inspection.

£130,000

T 01274 601119 **E** wibsey@robertwatts.co.uk **W** robertwatts.co.uk
Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

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EXTERNAL STAIRS

Leading to the entrance of the apartment

ENTRANCE HALL

'L' shaped with loft access

LOUNGE 19'9" x 12' (6.02m x 3.66m)

Far reaching views to the front from large bow window and laminate flooring

BREAKFAST KITCHEN 15'8" x 12' (4.78m x 3.66m)

Excellent range of contemporary wall and base units to include eye level units providing ample storage. Larder and Peninsular unit with breakfast bar. Inset 1 1/2 bowl sink unit, four ring gas hob, oven and cooker hood. Plumbing for washer and dish washer, space for fridge. Slate tiled floor

BEDROOM ONE 12'8" x 10'10" (3.86m x 3.3m)

Lovely outlook

BEDROOM TWO 13'2" x 6'2" (4.01m x 1.88m)

BEDROOM THREE 13'2" x 6'1" (4.01m x 1.85m)

BATHROOM 9'4" x 6'8" (2.84m x 2.03m)

White suite with panelled bath, shower over, sink and W.C

OUTSIDE

Communal gardens and driveway

INTEGRAL GARAGE 18'7" x 12'4" (5.66m x 3.76m)

Large storage area behind

SHARE OF FREEHOLD

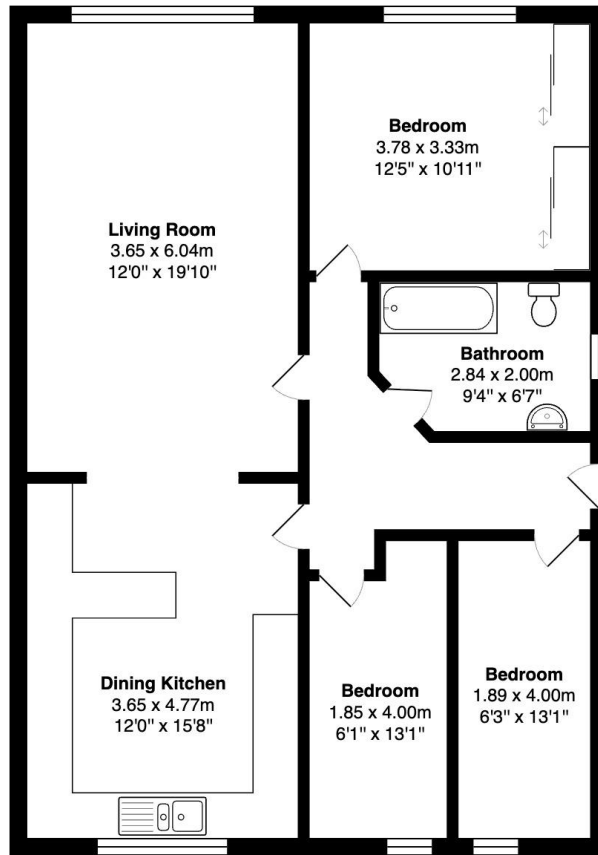
N.B. A share of freehold refers to a type of property ownership where leaseholders jointly own the freehold title of their building, typically applicable to flats. This means that while each flat owner holds a leasehold for their property, they also own a proportion of the freehold for the building and land. This information should be verified by your solicitor prior to proceeding with any purchase.

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: 83.2 m² ... 896 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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