



3 St. Marks Terrace, Low Moor, Bradford, BD12 0UE

**** OFFERED WITH NO CHAIN ** FORMERLY THREE BEDROOMS ** IDEAL FOR THOSE LOOKING TO 'MAKE THEIR OWN MARK' **** Offering an abundance of space throughout and with some re-configuration and possible extension this property could provide a fantastic family home. Briefly comprising: entrance hallway, lounge, dining room, conservatory, kitchen and large bathroom to the ground floor. Great size bedroom with dormers front and rear, additional washroom and large eave storage to the first floor. Set on a generous plot with pleasant gardens to the front and rear, driveway allowing parking for several cars leads to a detached garage. Situated within this SOUGHT AFTER location of Low Moor in a cul de sac location, ideal for many amenities, schools including Appleton Academy, Chapel House restaurant, Low Moor train station and motorway Networks. **BOOK YOUR VIEWING TODAY**

£195,000

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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.

ENTRANCE HALLWAY Spacious with open stairs to the first floor and understair store.

LOUNGE 16'1" x 12'6" (4.9m x 3.8m)

Feature fireplace, opening through to the dining room and sliding doors leading to conservatory

DINING ROOM 11'1" x 12' (3.38m x 3.66m)

Open arch through to the kitchen and sliding doors to the front elevation leading to the patio seating area and raised front lawn.

KITCHEN 8'4" x 8'4" (2.54m x 2.54m)

Fitted kitchen with a range of wall and base units, worktops, sink and drainer, oven, hob and extractor,

CONSERVATORY 18'5" x 7'3" (5.61m x 2.2m)

Great space overlooking the rear gardens

BATHROOM 8'8" x 8'9" (2.64m x 2.67m)

Family bathroom with cabin style corner bath with shower over, vanity sink and w/c.

FIRST FLOOR Landing area with large under eave store area. An ideal space to create additional accommodation (subject to permissions).

BEDROOM 18'6" x 12'2" (5.64m x 3.7m)

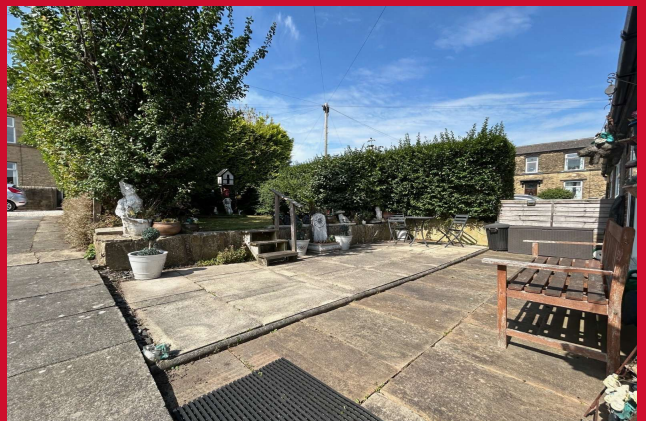
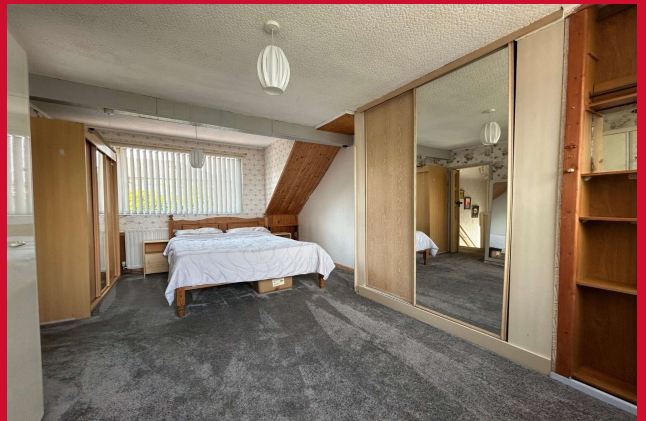
TWIN DORMERS! Could be split. Plenty of fitted wardrobe space.

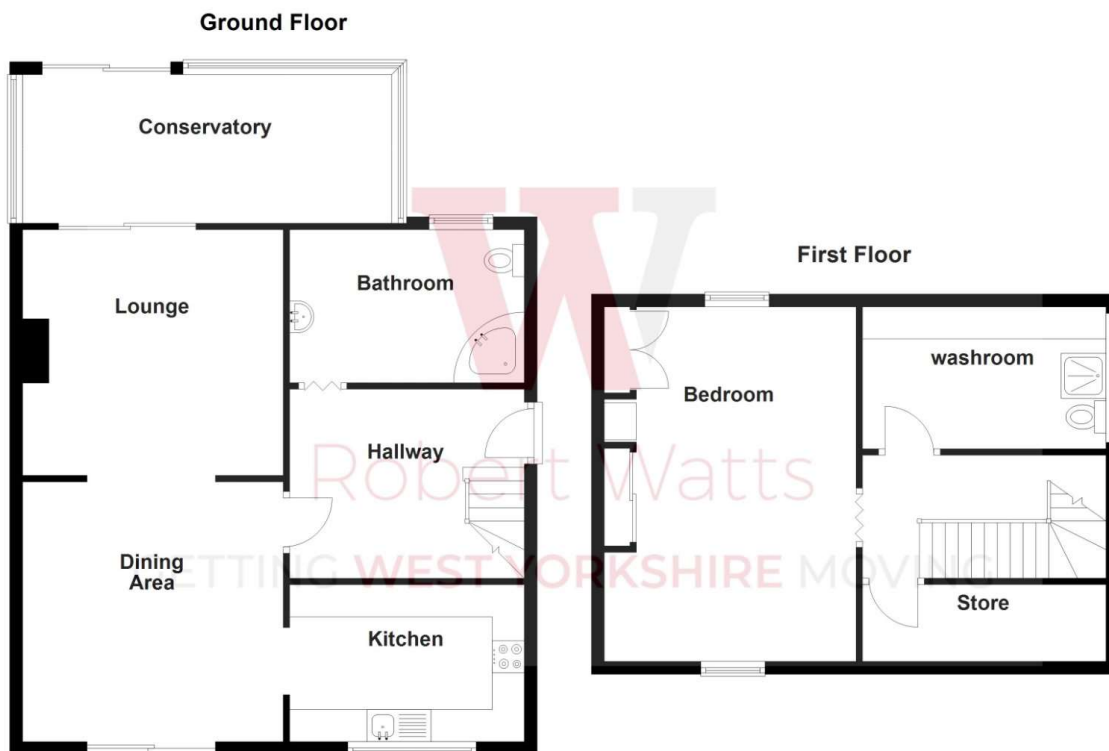
WASHROOM 8'6" x 9'10" (2.6m x 3m)

Could be utilized as an additional bedroom currently has sink, w/c and shower tray. Gable window.

OUTSIDE Sat on an enviable plot with a vast amount of scope. Screened with mature shrub is a lawn garden to the front and patio area. Driveway to the side allowing plenty of parking leading to detached garage. Enclosed garden to the rear, mainly paved, with built in BBQ and greenhouse.

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		
55-68	D	59 D	71 C
39-54	E		
21-38	F		
1-20	G		