



## 5 Belmont Rise, Low Moor, Bradford, BD12 0PB

\*\* OFFERED WITH NO CHAIN \*\* LOVELY PLOT POSITION \*\* WELL STOCKED GARDENS TO FRONT AND REAR \*\* SEMI DETACHED BUNGALOW \*\* Situated in a cul de sac location within this popular residential area of Low Moor. Close to many amenities, Golf course, dining places and ideal for commute via the train station and motorway. Well presented throughout and briefly comprising: breakfast kitchen, lounge, TWO BEDROOMS and CONSERVATORY. Benefitting further from GCH, DG and useful loft space. Externally, are pleasant well stocked gardens to the front and rear with driveway leading to garage. VIEWING IS STRONGLY ADVISED.

£200,000

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**ENTRANCE** Side entrance which leads into the kitchen

**KITCHEN 10'2" x 13'10" (3.1m x 4.22m)**

Fitted kitchen with a selection of wall and base units, worktops, sink and drainer. Plumbing for washer, free standing cooker and space for free standing white goods

**INNER HALLWAY** With loft access

**LOUNGE 10'10" x 15'9" (3.3m x 4.8m)**

Good size lounge with feature fireplace

**BEDROOM ONE 10'6" x 11'6" (3.2m x 3.5m)**

Fitted bedroom furniture

**BEDROOM TWO 10'6" x 8'9" (3.2m x 2.67m)**

Sliding patio doors leading to the conservatory

**CONSERVATORY 10'10" x 7'1" (3.3m x 2.16m)**

A great addition with door leading to the rear garden

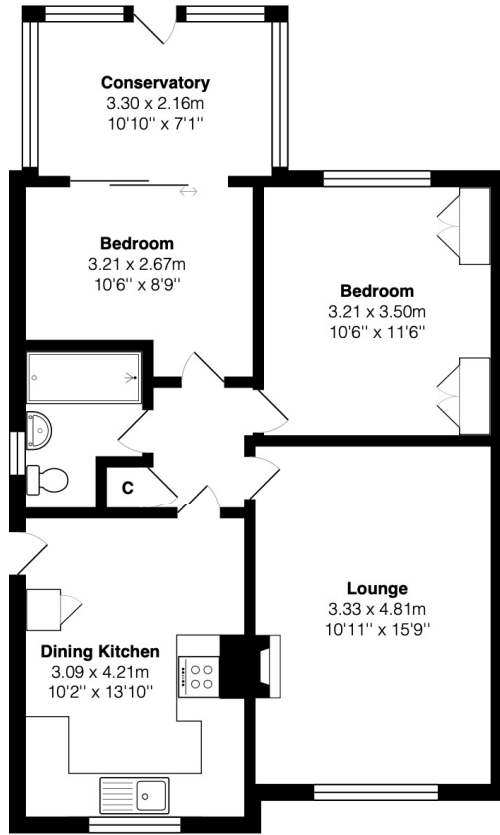
**SHOWER ROOM** Modern shower room with double walk in shower cubicle, sink and W.C

**OUTSIDE** Sat an enviable plot with good size, well stocked gardens to the front and rear. Driveway allowing parking for several cars leading to a detached garage

**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**

Total Area: 64.8 m<sup>2</sup> ... 697 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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