



119 Abb Scott Lane, Low Moor, Bradford, BD12 0HA

**** NOT WHAT IT APPEARS FROM THE OUTSIDE ** LARGE FAMILY HOME WITH VAST POTENTIAL TO CREATE MORE ** STUNNING REAR GARDENS ** ANNEX TO THE REAR WITH SMALL BUSINESS USE **** Only upon internal inspection will this beautiful linked detached property be fully appreciated. Briefly comprising: Welcoming entrance hallway, lounge and large dining kitchen with an array of units which leads through to utility room and guest cloakroom. Large integral garage ripe for conversion (subject to permissions) complete the ground floor. **THREE BEDROOMS** and **FOUR PIECE** bathroom to the first floor with **LARGE** loft space. Externally the property is sat on enviable grounds and lends itself to possible extension opportunities. Off road parking to the front and enclosed landscaped garden to the rear ideal for family entertaining. The hidden gem is the outbuilding to the rear currently utilized as a guest area with small kitchenette and wash facilities. This also allows for small business use should it be required. Situated within this sought after part of Low Moor, ideal for walks through Harold Park, schools and commuter links. **MUST BE VIEWED!**

£360,000

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

f RWEstateAgents **T** @robertwatts_

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ENTRANCE HALL Welcoming entrance hallway with glass balustrade allowing plenty of natural light to flow through to upstairs.

LOUNGE 12'6" x 12'8" (3.8m x 3.86m)

Feature period fireplace

KITCHEN DINER 18'10" x 12'2" (5.74m x 3.7m)

Lovely light area with patio doors leading out onto the gardens. A selection of wall and base units, sink and drainer, oven hob and extractor. Worktops to incorporate a breakfast bar and splash back tiles,

UTILITY AREA 8'3" x 8' max (2.51m x 2.44m max)

Located behind the garage with worktops, space for dryer and plumbing for washer.

GUEST CLOAKROOM Off from the utility with sink and w/c.

ATTACHED GARAGE 17'10" x 8'3" (5.44m x 2.51m)

Internal and external access. With power and light

BEDROOM 12'6"x 11'7" (3.8mx 3.53m)

Far reaching views

BEDROOM 11'6"x12'3" (3.5mx3.73m)

BEDROOM 9'6"x6'9" (2.9mx2.06m)

HOUSE BATHROOM Modern house bathroom with walk in shower, free standing bath, vanity style sink and w/c.

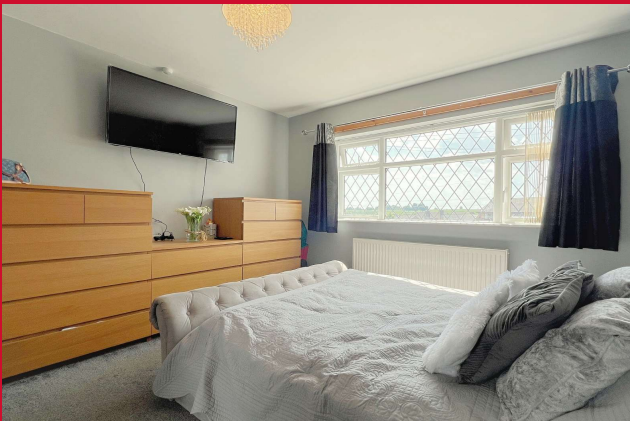
OUTSIDE Block paved off street parking to the front which leads to the garage. Enclosed gardens to the rear which are stunning. An ideal place for entertaining with decked and paved seating area, raised beds and lawns.

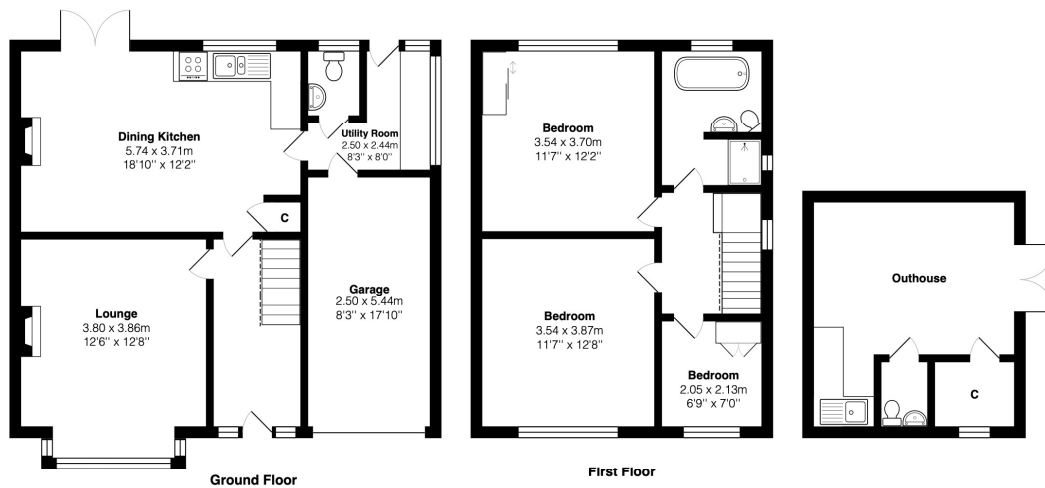
ANNEX 13'5"x 16'9" (4.1mx 5.1m)

A fantastic use of space. Currently a guest area which benefits from washroom and small kitchenette. This area is ideal for a multigenerational family, teenage pad OR small business area.

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: 129.9 m² ... 1398 ft²
 All measurements are approximate and for display purposes only

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

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