



24 Woodrow Drive, Low Moor, Bradford, BD12 0JU

**** LOVELY POSITION WITH PLEASANT OUTLOOK TO THE REAR ** WELL CARED FOR AND BEAUTIFULLY PRESENTED THROUGHOUT **** Only upon internal inspection will this FAMILY SIZED SEMI DETACHED be fully appreciated. Having undergone many improvements over the years, to include upgraded electrics, boiler, redecoration and carpeting, kitchen and bathroom we feel this is an ideal purchase for First Time Buyers/Young Families. Benefitting further from well kept gardens to the front and rear with block paved driveway. Low Moor is an ideal spot for commute either via the Motorway Network or Low Moor train station, PLUS, local primary schools, nature reserve walks and sport centre. **BOOK YOUR VIEWING TODAY!**

£210,000

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

f [RWEstateAgents](https://www.facebook.com/RWEstateAgents) **t** [@robertwatts_](https://twitter.com/robertwatts_)

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

24 Woodrow Drive, Low Moor, Bradford, BD12 0JU

ENTRANCE HALLWAY

With stairs leading to the first floor

LOUNGE 12'3" x 15'5" (3.73m x 4.7m)

Welcoming space with feature fireplace and surround. Double doors leading to the dining area

DINING AREA 11'3" x 8'7" (3.43m x 2.62m)

Overlooking the rear garden

KITCHEN 11'3" x 6'5" (3.43m x 1.96m)

Selection of recently fitted wall and base units, worktops with sink and drainer, double oven, separate hob and extractor. Plumbing for washer and integrated fridge and freezer. Large under stair pantry area

FIRST FLOOR

Landing area with loft access and store cupboard

BEDROOM ONE 11'7" x 8'10" (3.53m x 2.7m)

Built in wardrobe space

BEDROOM TWO 11;0'11" x 8'10" (11;0.28m x 2.7m)

Enjoying a pleasant outlook. Built in wardrobe space

BEDROOM THREE 7'5" x 6'3" (2.26m x 1.9m)

SHOWER ROOM

Modern and contemporary shower room, fully tiled with corner shower cubicle, vanity style sink and W.C. (The vendor has advised this room has underfloor heating)

OUTSIDE

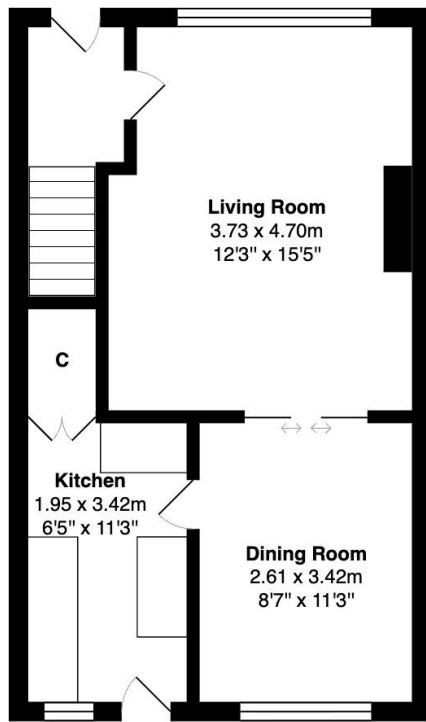
Sat on an enviable plot with gardens to the front, mature bedding borders and block paved driveway. Lovely gardens to the rear which are well tended with mature shrubs, bedding areas and greenhouse

BUYER DISCLAIMER

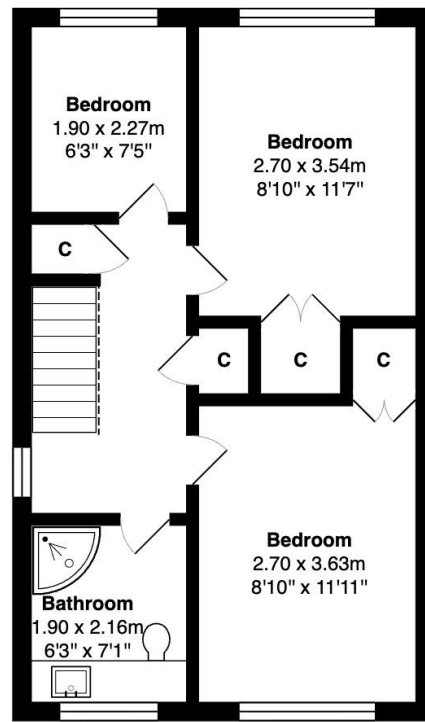
Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service

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



First Floor

Total Area: 78.1 m² ... 841 ft²

All measurements are approximate and for display purposes only

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

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

RWEstateAgents
 @robertwatts_

arla | propertymark naea | propertymark