



58 Union Road, Low Moor, Bradford, BD12 0DF

** SPACIOUS ACCOMMODATION THROUGHOUT ** OFFERED WITH NO CHAIN ** CLOSE TO HAROLD PARK ** Viewing is strongly advised for this Traditional TERRACED property which has accommodation over three floors. Entrance porch opens into a LARGE open plan living space with patio doors. To the first floor are TWO DOUBLE BEDROOMS both with Juliette balconies and family FOUR PIECE bathroom. To the second floor is an OVERALL MASTER BEDROOM with EN-SUITE. Externally, is off road parking to the front and yard area to the rear which can be accessed from the ground floor and first floor. Situated within this increasingly sought after area of Low Moor which is ideal for commuters, schools close by and great for walks through the Park.

£175,000

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ENTRANCE PORCH

LOUNGE / KITCHEN AREA 25'1" x 12' (7.65m x 3.66m)

The kitchen is fitted with a selection of wall and base units. Tiled splash back, oven, hob and extractor. Stainless steel sink, integrated fridge and plumbing for washer. Lounge area with patio doors

FIRST FLOOR

BEDROOM TWO 15'3" x 8'11" (4.65m x 2.72m)

Currently utilised as a dining room. French doors to Juliette balcony. Enjoys far reaching views

BEDROOM THREE 9'1" x 9'7" (2.77m x 2.92m)

French doors to Juliette balcony

BATHROOM

Four piece suite with bath, shower cubicle sink and W.C. Part tiled walls

SECOND FLOOR

BEDROOM ONE 23'9" x 15'6" (7.24m x 4.72m)

Fitted wardrobes, French doors to Juliette balcony and ensuite

ENSUITE

Three piece suite with shower cubicle, sink and W.C. Tiled walls

OUTSIDE

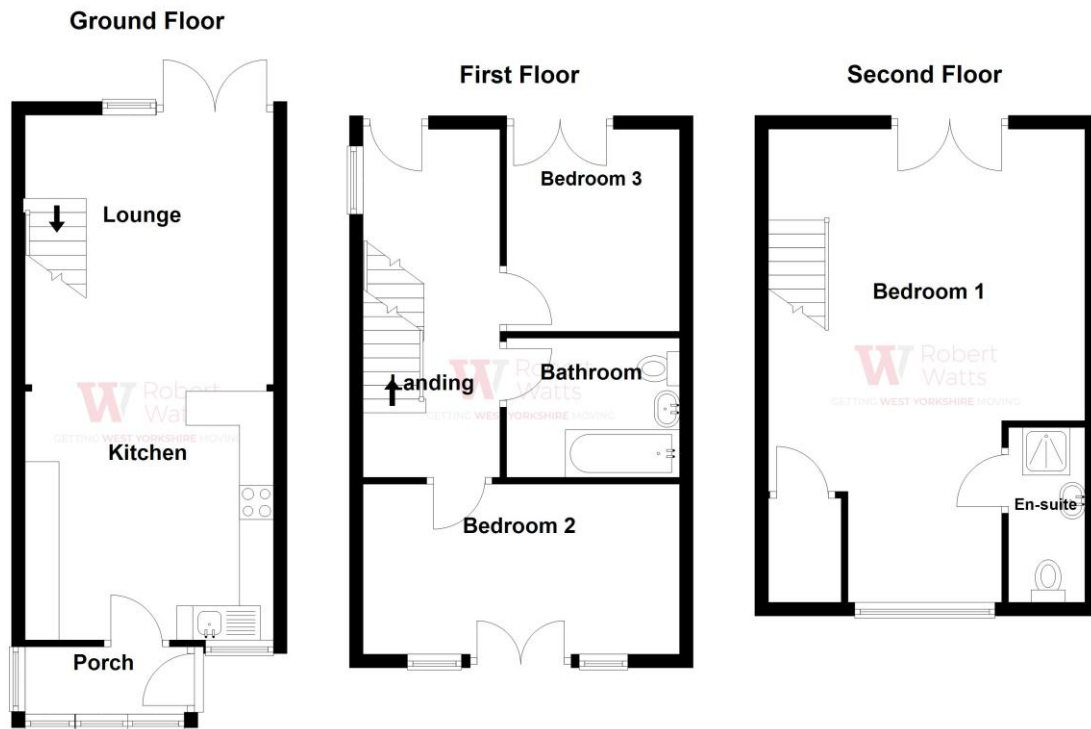
Paved areas to front and rear and gated driveway

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.





58 Union Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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