



3 Sal Royd Road, Low Moor, Bradford, BD12 0JN

**** EXCEPTIONAL PLOT ** AN ABUNDANCE OF SPACE FOR POTENTIAL DEVELOPMENT OR THOSE LOOKING TO DOWNSIZE AND ENJOY THE OUTSIDE SPACE ** SOUGHT AFTER LOCATION ****

A rare opportunity to purchase this unique stone-built detached cottage, offering two double bedrooms, generous gardens and excellent potential for further development, subject to the necessary planning permissions.

The property is offered with no onward chain, making it an appealing option for buyers looking to move without the complications of an existing chain. Internally there is plenty of character and charm, the property provides well-proportioned accommodation with two double bedrooms, while outside there are large gardens and patio areas to four sides, offering plenty of space for entertaining, relaxing or enjoying the outdoors, PLUS GARAGE. Located close to Low Moor Train Station, the property is well positioned for commuters, with excellent motorway connections nearby. There are also local schools, shops and everyday amenities within easy reach.

£350,000

T 01274 601119 **E** wibsey@robertwatts.co.uk **W** robertwatts.co.uk

Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

f [RWEstateAgents](#) **t** [@robertwatts_](#)

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

3 Sal Royd Road, Low Moor, Bradford, BD12 0JN

ENTRANCE HALL

LOUNGE 15'8" x 15' (4.78m x 4.57m)

A lovely size reception room with plenty of character. Exposed brick chimney breast housing fire, exposed beams and a stunning stone arch being the focal part of the room opening to the dining area

DINING AREA 9'11" x 7'10" (3.02m x 2.4m)

KITCHEN 16'1" x 7'10" (4.9m x 2.4m)

Fitted kitchen with a selection of wall and base units, sink and drainer. Free standing cooker with extractor hood. Exposed stone feature walls and feature beams

UTILITY ROOM 17'6" x 5' (5.33m x 1.52m)

A large area which was used as utility/ironing room. Plumbing for washer and vent for dryer. Power and light

BEDROOM ONE 16'8" x 12' (5.08m x 3.66m)

Large double bedroom with feature fireplace

BEDROOM TWO 15'4" x 10'5" (4.67m x 3.18m)

Another good size double with feature fireplace

BATHROOM

Four piece family bathroom with bath, shower cubicle sink and W.C

OUTSIDE

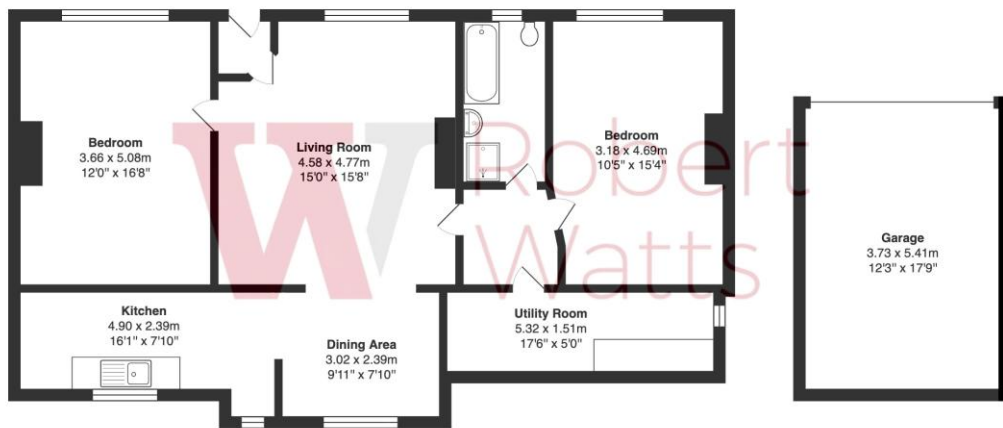
This is where the magic is! Sat on a great plot, set back from the road with a vast array of mature shrubs and lawned areas. Moving to the side and rear the property keeps on giving with extensive grounds allowing a potential opportunity for further development. The garage is located towards the rear

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: 114.0 m² ... 1228 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	48 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