



7 Cheviot Gate, Low Moor, Bradford, BD12 0EA

**** LOVELY PLOT POSITION WITHIN A CUL DE SAC ** GREAT YOUNG FAMILY HOME WITH PLENTY OF SCOPE **** Viewing is strongly advised for this good size DETACHED property briefly comprising: entrance hall, lounge, dining kitchen and cloakroom. FOUR BEDROOMS (master en-suite) and family bathroom. Externally, the property is tucked back allowing large gardens backing onto the beck with mature shrubs and seating areas. Drive that leads to a DOUBLE GARAGE and additional parking bay. We feel this will appeal to a variety a buyers, well placed for schools, commute and walks through Harold Park.

£315,000

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ENTRANCE HALL

With large Store cupboard and guest cloakroom

LOUNGE 16'11" x 11'2" (5.16m x 3.4m)

Windows to side and rear elevation allowing plenty of natural light. Feature fireplace

DINING KITCHEN 21'5" x 11'8" (6.53m x 3.56m)

With a selection of wall and base units, worktops, sink and drainer. Plenty of space for freestanding appliances. Plumbing for washer, oven hob and extractor. Opening into the dining area with patio doors leading to the rear and side door. Stairs lead up to the first floor

LANDING AREA

Loft access and large store

MASTER BEDROOM 11'6" x 11'10" (3.5m x 3.6m)

Built in sliding door wardrobes and access to the en-suite

EN-SUITE

Shower room with vanity style sink and W.C

BEDROOM TWO 11'10" x 10'1" (3.6m x 3.07m)

Sliding door built in wardrobes

BEDROOM THREE 7'8" x 10'5" max (2.34m x 3.18m max)

BEDROOM FOUR 10'5" x 6'4" (3.18m x 1.93m)

FAMILY BATHROOM

Three piece suite with vanity style sink and W.C

OUTSIDE

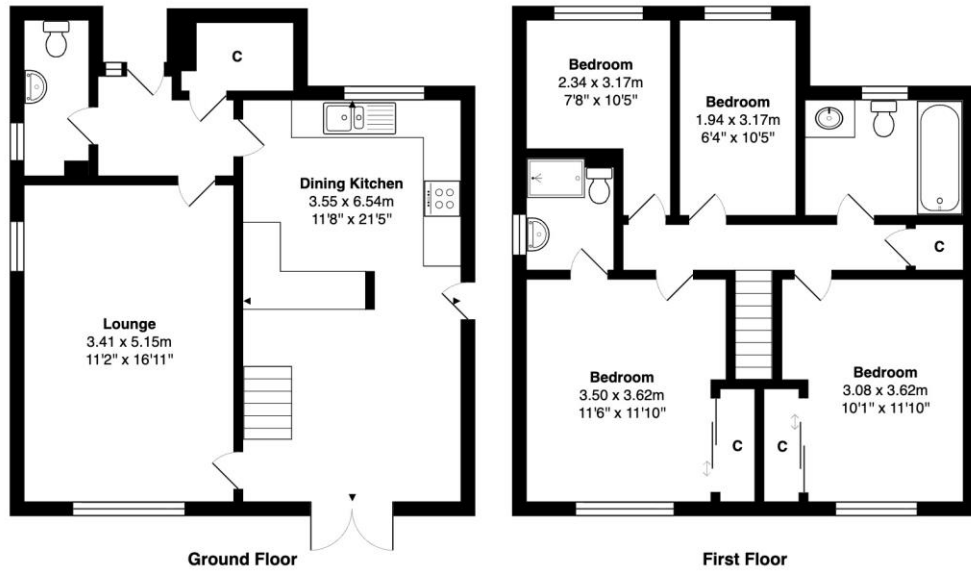
Sat on an enviable, tucked away plot in a small cul de sac position. Open aspect to the front with double garage and additional parking bay. Gardens with mature shrubs to the side leading down to a small beck. Larger than expected gardens to rear, south facing with mature shrub screening, lawn and patio seating areas

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: 103.1 m² ... 1109 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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