



104 Markfield Avenue, Low Moor, Bradford, BD12 0UH

**** OFFERED WITH NO CHAIN ** IN NEED OF SOME MODERNISATION THROUGHOUT ****

Situated within this increasingly popular area of Low Moor, BD12 is this traditional SEMI DETACHED BUNGALOW in need of works throughout. Briefly comprising: breakfast kitchen, lounge, TWO BEDROOMS and bathroom. Externally, are good size gardens to front and rear with driveway leading to detached garage

£172,000

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ENTRANCE Side entrance leading into kitchen

LOUNGE 15'1" x 12' (4.6m x 3.66m)

Good size reception room with wall mounted electric fire and surround

KITCHEN 10'11" x 8'6" (3.33m x 2.6m)

Fitted kitchen with a selection of wall and base units, worktops, sink and drainer. Oven hob and extractor, plumbing for washer. Space for under counter appliances

INNER HALLWAY

Loft access

BEDROOM ONE 12' x 12'5" (3.66m x 3.78m)

Overhead storage cupboards

BEDROOM TWO 10' x 8'11" (3.05m x 2.72m)

BATHROOM

Three piece white suite with vanity style sink unit, W.C and shower over panelled bath

OUTSIDE

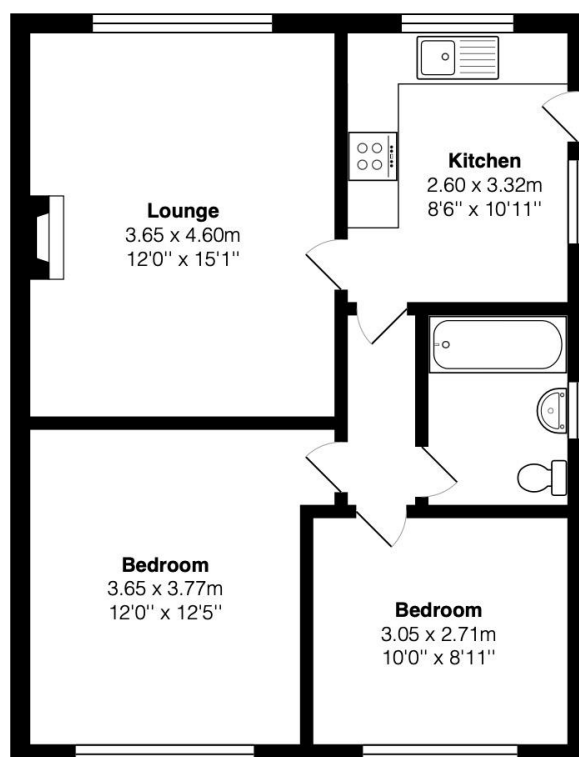
Sat on a good size plot with lawned gardens to the front, driveway to side leading to detached garage. Rear gardens with patio seating area and lawns

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: 55.0 m² ... 592 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		