



46a Manor Row, Low Moor, Bradford, BD12 0DA

**** OFFERED WITH NO CHAIN ** FAR REACHING VIEWS **** Lovely TWO BEDROOM Semi Detached house located in a sought-after residential area. We feel this is an ideal purchase for **FIRST TIME BUYERS**, professional person or those looking to downsize. This well presented property boasts a modern kitchen and upstairs, you will find two bedrooms and a bathroom. Externally, are pleasant lawned gardens with garden shed. Benefitting further from GCH and DG, the property is well placed for commute via the Motorway or Low Moor train station and walks through Harold Park.

£130,000

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LOUNGE 16' x 13' approx (4.88m x 3.96m approx)

The spacious living room is filled with natural light, creating a warm and inviting atmosphere

STORAGE CUPBOARD 5' x 4' (1.52m x 1.22m)

KITCHEN 9' x 6' (2.74m x 1.83m)

Well equipped kitchen with a range of wall and base units, including sink, gas oven, hob and extractor

FIRST FLOOR

BEDROOM ONE 11' x 9' approx (3.35m x 2.74m approx)

BEDROOM TWO 7' x 7' (2.13m x 2.13m)

BATHROOM 11' x 5' approx (3.35m x 1.52m approx)

Three piece white suite with shower over bath, sink and W.C

OUTSIDE

Pleasant front garden with far reaching views and shed

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.

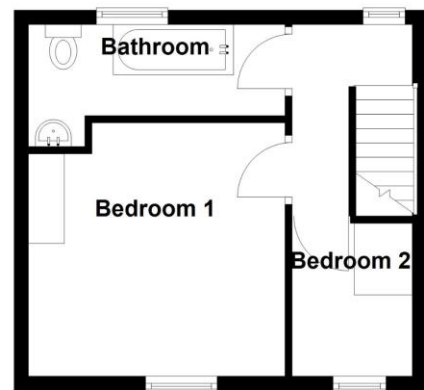
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		