



12 Furnace Grove, Low Moor, Bradford, BD12 7BN

SWIFT MOVE SALE - QUICKER COMPLETION: ASK FOR FURTHER INFORMATION ** CUL DE SAC LOCATION **
LARGE GARDENS TO THE FRONT & REAR ** OFFERED WITH NO CHAIN ** Viewing is strongly advised for this spacious family home situated within this sought after area of Oakenshaw BD12. Sat on an enviable plot with pleasant gardens to the front, driveway leading to detached garage and large mature gardens to the rear, all of which lends itself to possible extension opportunities (subject to permissions). Internally the entrance hallway has lounge, dining room and kitchen leading off, three bedrooms and bathroom to the first floor. Further benefits include GCH & DG In need of some cosmetic updating we feel this is an ideal young family home. Close to many amenities, Victoria Park, nature walks, schools, train station and Motorway network.

£225,000

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SWIFT MOVE INFORMATION The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion.

ENTRANCE HALLWAY

LOUNGE 10'11" x 12'2" (3.33m x 3.7m)

Good size reception room with fire inset into chimney breast and sliding doors to dining room

DINING ROOM 10'11" x 11'7" (3.33m x 3.53m)

Window to rear elevation overlooking the large gardens

KITCHEN 7'7" x 11'7" (2.3m x 3.53m)

Fitted kitchen with wall and base units. Worktops, sink and drainer. Space for under counter appliances. Hob with separate oven

FIRST FLOOR LANDING

BEDROOM ONE 10'3" x 11'10" (3.12m x 3.6m)

Fitted bedroom furniture with dresser

BEDROOM TWO 10'3" x 11'10" (3.12m x 3.6m)

Built in cupboards and sliding door wardrobe

BEDROOM THREE 6'3" x 8'8" (1.9m x 2.64m)

BATHROOM 6'3" x 7'7" (1.9m x 2.3m)

Three piece suite with shower over bath and useful cupboard

OUTSIDE

Sat on a lovely plot within the cul de sac. Lawned gardens to the front with mature borders and driveway leading to detached garage and good sized shed. Impressive larger than average rear garden, mainly laid to lawn with mature borders

PLEASE NOTE

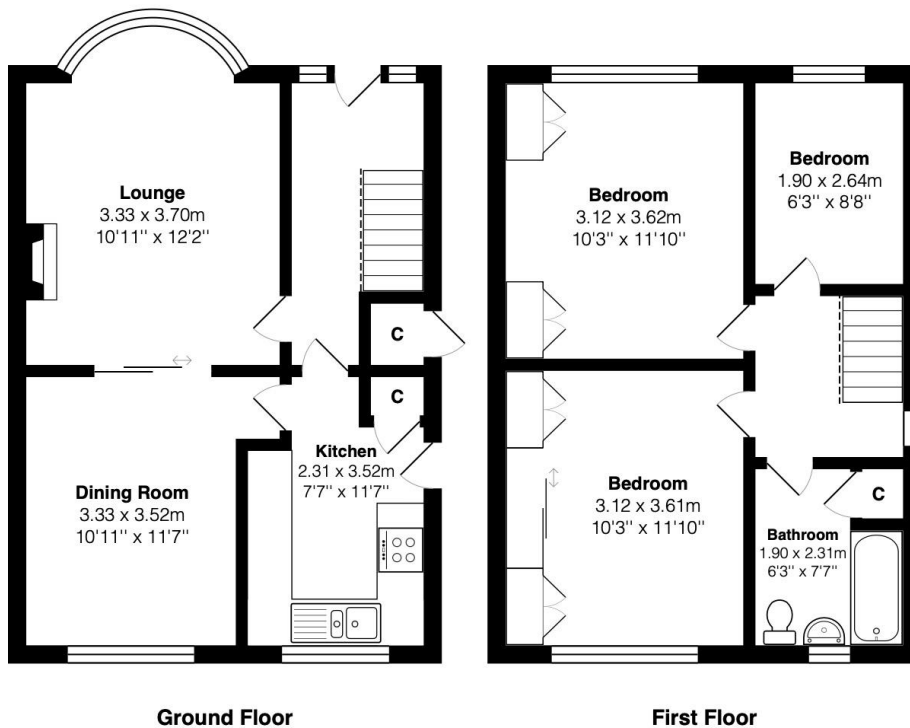
The seller has advised the boiler was installed in 2025

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: 78.3 m² ... 843 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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