



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

OFFERED WITH NO CHAIN! FAMILY SIZED DETACHED WITH ADDITIONAL GROUND FLOOR SPACE!
POPULAR RESIDENTIAL AREA!

Well presented throughout and offering versatile accommodation this family sized property offers an abundance of space inside and out. Briefly comprising: Entrance hall, lounge, family dining area opening through to a well equipped kitchen and conservatory. An additional sitting room to the ground floor could be utilised as a guest room/playroom. Three bedrooms to the first floor and family bathroom. Having many improvements over recent years to include re-wire and GCH boiler. Externally, are gardens and parking to the front with good size low maintenance gardens to the rear. Situated in this sought after location with well-regarded schools, public transport links, and pleasant walking areas.

£275,000

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](#)

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

ENTRANCE HALL Stairs leading to first floor

LOUNGE 13' x 13'2" (3.96m x 4.01m)

Feature fireplace. Laminate flooring and opening through to the dining area

DINING AREA 7'9" x 9'8" (2.36m x 2.95m)

Pleasant room opening through to the kitchen and access to the conservatory

KITCHEN 12'1" (3.68) x 9'8" (2.95) max overall

Modern fitted kitchen with an array of wall and base units. Worktops with sink and drainer, oven hob and extractor. Integrated dish washer and plumbing for washer

CONSERVATORY 7'1" x 9'1" (2.16m x 2.77m)

PLAYROOM/GUESTROOM 16'5" x 7'4" (5m x 2.24m)

Former garage conversion which has a variety of uses

FIRST FLOOR

BEDROOM ONE 11'5" x 8'8" (3.48m x 2.64m)

Fitted wardrobes

BEDROOM TWO 13'11" x 8'7" (4.24m x 2.62m)

BEDROOM THREE 6'9" x 8'11" (2.06m x 2.72m)

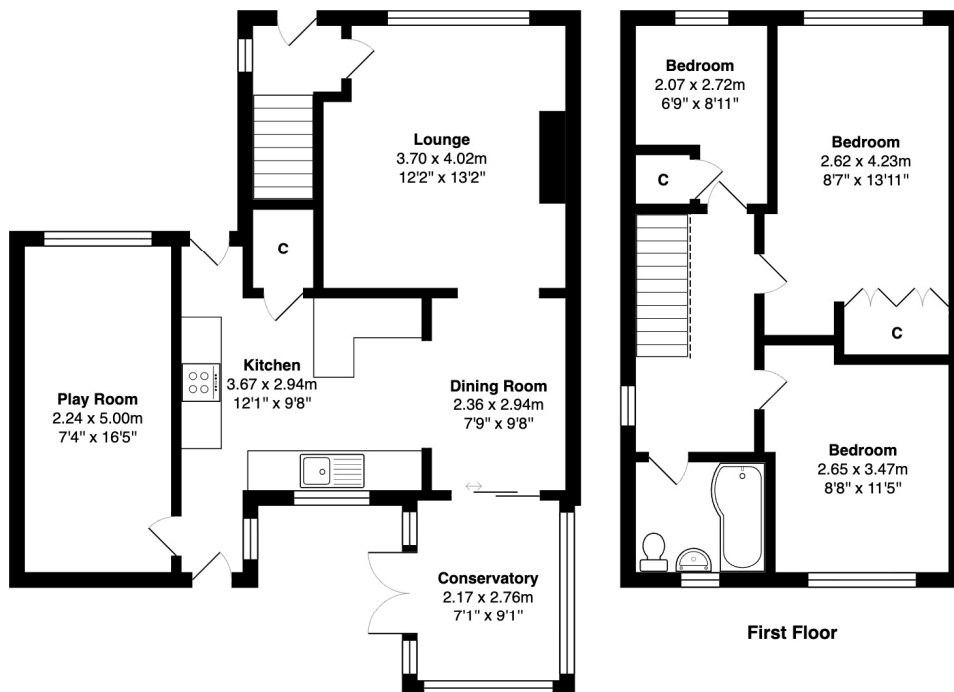
HOUSE BATHROOM Modern three piece suite with shower over bath and screen. Sink and W.C

OUTSIDE Open aspect to the front with off street parking. Enclosed low maintenance large gardens to 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

First Floor

Total Area: 97.7 m² ... 1052 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		