



21 Wooller Road, Low Moor, Bradford, BD12 0RR

**** LOVELY FIRST TIME PURCHASE ** OFFERED WITH NO CHAIN **** Charming through by light cottage!!

We feel this property would suit a variety of buyers, especially though looking to step on the property ladder. Conveniently located in this little known spot yet providing easy access to the motorway network (Chainbar J26/M62 or M606) and Low Moor train station. Briefly comprising: Lounge with impressive fireplace, breakfast kitchen, TWO DOUBLE BEDROOMS and bathroom. Having some lovely traditional features throughout and include small garden area/parking bay, UPVC DG. and GCH. **VIEWING ESSENTIAL TO APPRECIATE!**

£100,000

T 01274 601119 **E** wibsey@robertwatts.co.uk **W** robertwatts.co.uk
Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

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ENTRANCE HALL

Stairs leading to the first floor

LOUNGE 14' x 14'10" (4.27m x 4.52m)

Large fireplace with exposed beams and impressive stone fireplace housing multi-fuel stove. Access to the cellar.

CELLAR

Keeping cellar

KITCHEN 17'1" x 7'1" (5.2m x 2.16m)

Fitted kitchen with a selection of wall and base units, range style cooker, plumbing for washer.

FIRST FLOOR

Landing area

BEDROOM ONE 14' x 10'7" (4.27m x 3.23m)

BEDROOM TWO 17'1" x 7'1" (5.2m x 2.16m)

BATHROOM

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

OUTSIDE

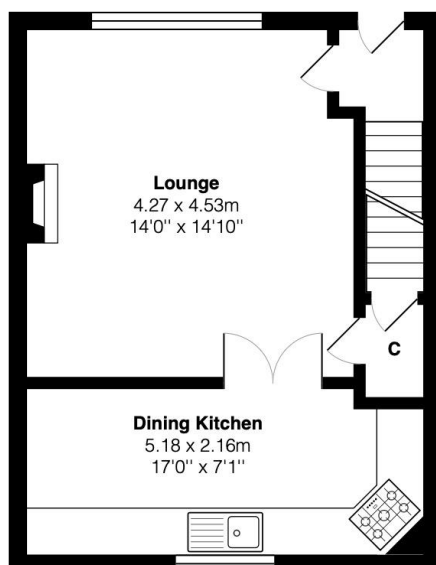
Fore garden which could be utilised as parking bay

BUYER DISCLAIMER

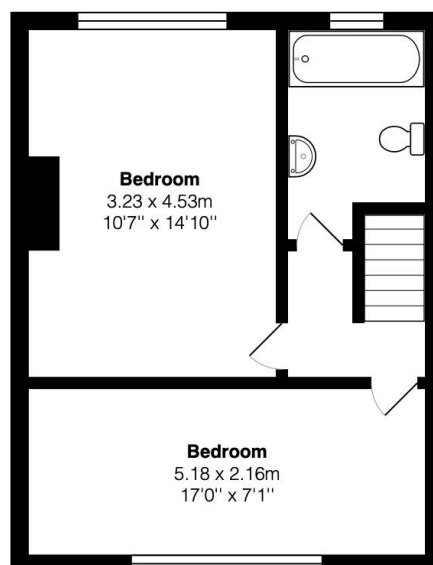
Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

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: 71.0 m² ... 764 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		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		