



17 Belmont Rise, Low Moor, Bradford, BD12 0PB

**** FANTASTIC YOUNG FAMILY HOME ** WELL CARED FOR OVER THE YEARS ** LOTS OF SCOPE* CUL
DE SAC LOCATION ****

Situated within this increasingly popular area of Low Moor, BD12, where properties continue to sell well!

Close to many amenities including Primary schools, sport centres, Train Station and the motorway network. This semi-detached property offers great family accommodation for those looking to 'step on the housing ladder'. Briefly comprising: entrance hallway, through lounge dining area leading through to the conservatory plus kitchen area. THREE BEDROOMS and modern shower room complete the first floor. Additional benefits include GCH DG and alarm. Externally are gardens to the front with driveway to the

Offers Over £200,000

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ENTRANCE HALLWAY

With open stairs leading to the first floor and cupboard under stair

THROUGH LOUNGE 20' x 36'1" max (6.1m x 11m max)

Through lounge/dining area with patio doors leading to the conservatory

CONSERVATORY 10' x 7' (3.05m x 2.13m)

A great addition looking over the rear garden

KITCHEN 11' x 7' (3.35m x 2.13m)

Selection of wall and base units, worktops, free standing cooker and plumbing for washer. Useful pantry area off.

FIRST FLOOR

Loft access with pull down ladder. Majority boarded

BEDROOM ONE 12' x 10' (3.66m x 3.05m)

BEDROOM TWO 11' x 9'11" (3.35m x 3.02m)

BEDROOM THREE 6'8" x 6'1" (2.03m x 1.85m)

Including stairhead

SHOWER ROOM

Recently installed shower room with oversize shower, sink and w/c.

OUTSIDE

Pleasant gardens to the front with driveway to the side leading to the detached garage. Gardens to the rear.

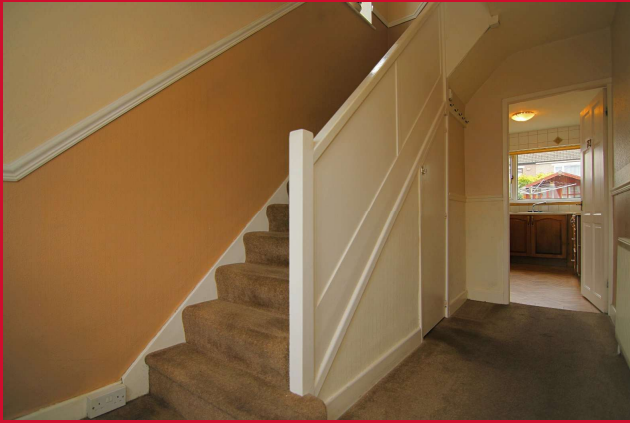
PROBATE DISCLAIMER

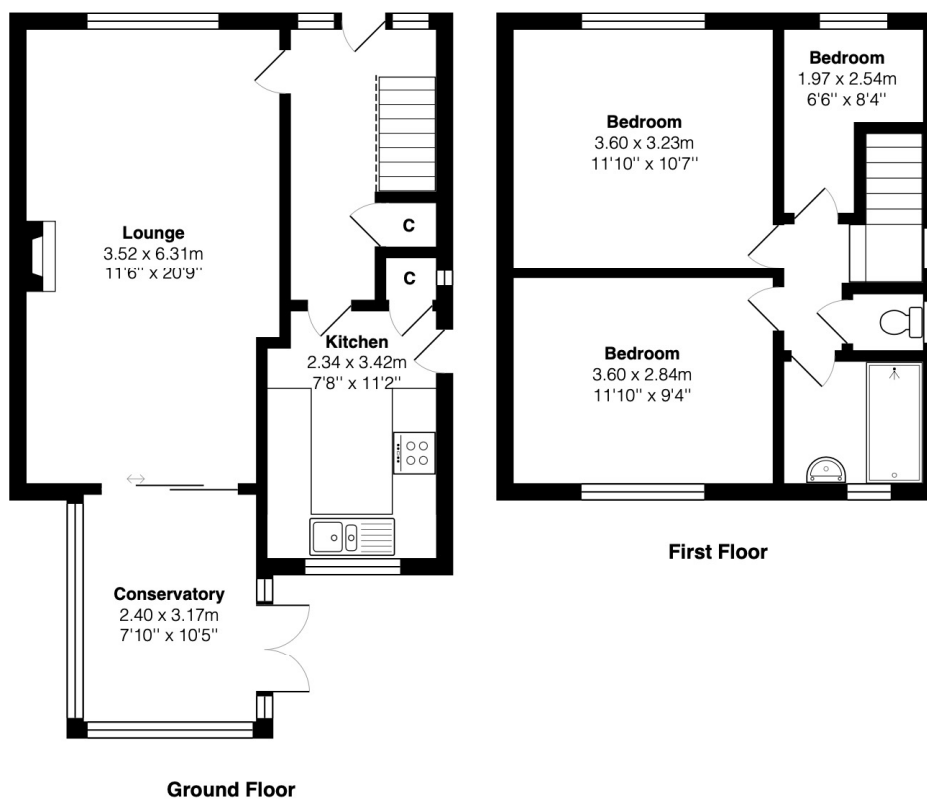
The property is being sold via probate therefore some information may be limited.

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: 82.5 m² ... 888 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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