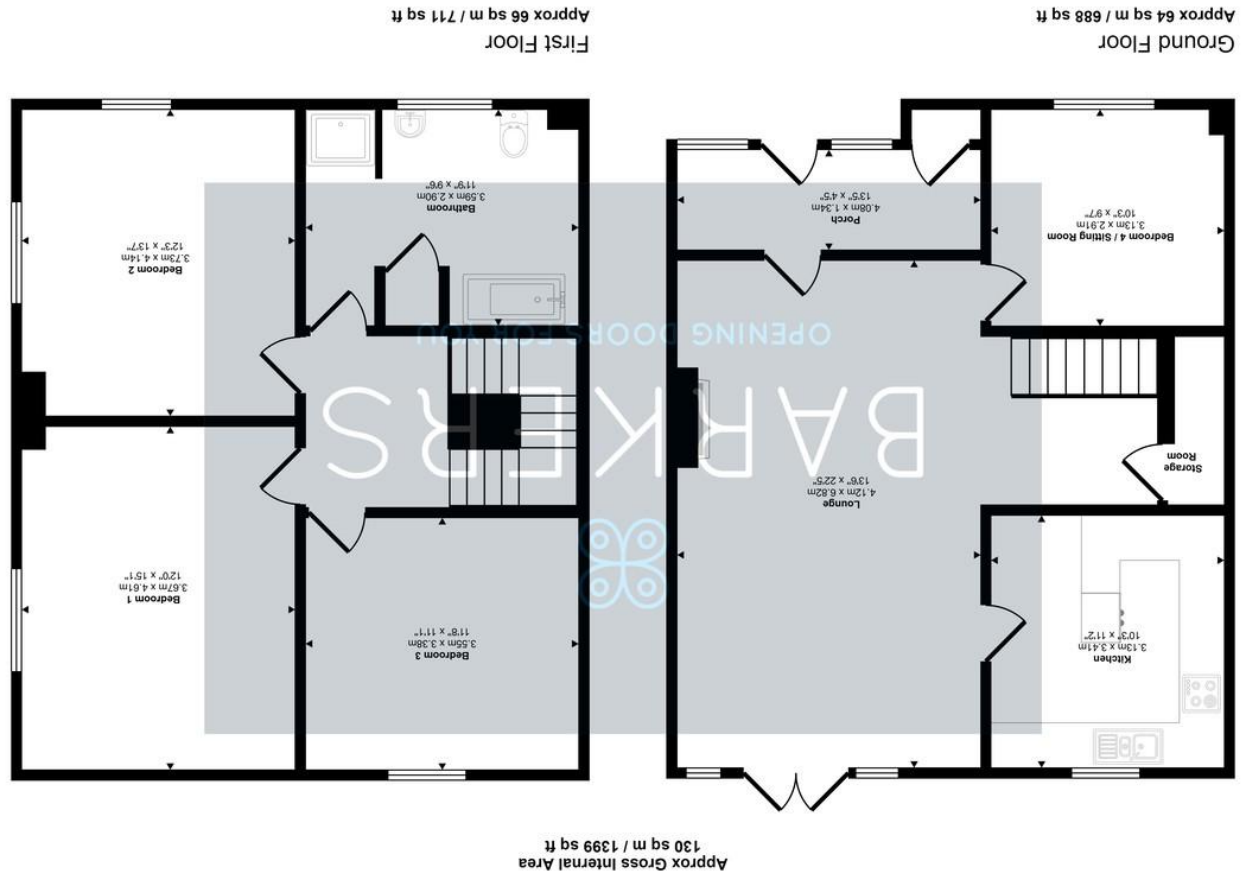


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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

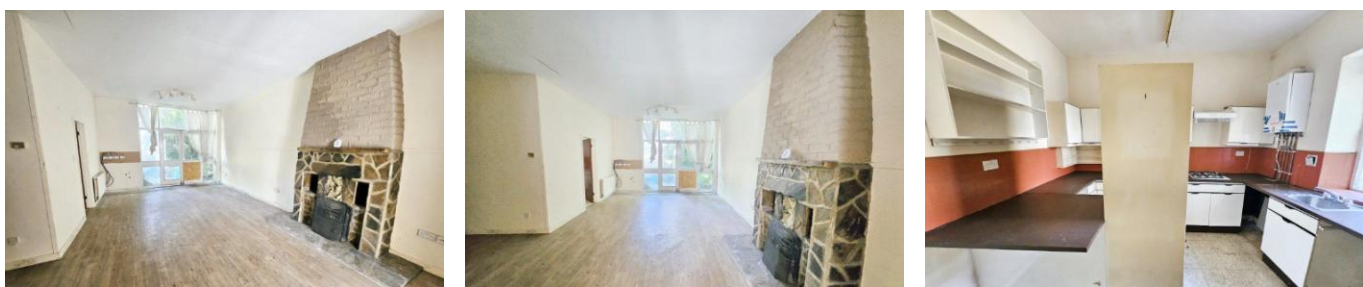


## Sal Royd Road

Low Moor, Bradford, BD12 0JN

Asking Price Of £165,000

- 🌀 BARN CONVERSION
- 🌀 HOUSE BATHROOM
- 🌀 LOUNGE
- 🌀 NO CHAIN
- 🌀 KITCHEN
- 🌀 SINGLE GARAGE
- 🌀 THREE BEDROOMS



# Full Description

## DESCRIPTION

Offered for sale with NO CHAIN is this barn conversion which is in need of some refurbishment and is situated in a quiet location. Conveniently placed within easy reach of Low Moor train station, local schools, bus routes, amenities and junction 27 of the M62 motorway network making it ideal for commuters. The accommodation briefly comprises: entrance hall, kitchen, lounge, sitting room/bedroom four, three further good sized bedrooms and house bathroom. Externally there is parking to the front of the property, garage and an enclosed garden to the rear.

## ENTRANCE PORCH

13' 5" x 4' 5" (4.09m x 1.35m)

External door to entrance porch with built in storage cupboard, door leading into the lounge.

## LOUNGE

13' 6" x 22' 5" (4.11m x 6.83m)

Fitted with feature fireplace, French doors leading out into the rear garden, laminate flooring, under stairs cupboard, door leading into the sitting room/ground floor bedroom, stairs leading to the first floor landing.

## KITCHEN

10' 3" x 11' 2" (3.12m x 3.4m)

Fitted with wall and base units with complementary work surfaces, tiled splashback, gas hob with extractor over, stainless steel sink with mixer tap, electric double oven, plumbing for automatic washing machine.

## LANDING

Stairs to first floor landing with doors leading off into three bedrooms and house bathroom, loft access.

## BEDROOM ONE

12' 0" x 15' 1" (3.66m x 4.6m)

Double bedroom.

## BEDROOM TWO

12' 3" x 13' 7" (3.73m x 4.14m)

Double bedroom.

## BEDROOM THREE

11' 8" x 11' 1" (3.56m x 3.38m)

Double bedroom.

## BEDROOM FOUR/SITTING ROOM

10' 3" x 9' 7" (3.12m x 2.92m)

To the front of the property with door leading off from the lounge.

## HOUSE BATHROOM

11' 9" x 9' 6" (3.58m x 2.9m)

Fitted with low flush WC, pedestal hand wash basin, shower cubicle, built in storage cupboard.

## EXTERIOR

Parking to the front of the property, single garage, private garden to the rear.



## DIRECTIONS

From our Birkenshaw office head south east on Old Lane towards Royd Walk then turn right onto Whitehall Road/A58 at Chain Bar roundabout take the 4th exit onto Bradford Road the continue onto Cleckheaton Road then turn right onto Sal Royd Road where the property will be located on the left.

## ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band: D

All services/appliances have not and will not be tested.

