



Plot 2 Moor Top Road, Low Moor, BD12 0EZ

O.I.R.O £160,000

****LAST REMAINING PLOT** **RESERVE IT NOW, DON'T MISS OUT****

****A NEW SMALL DEVELOPMENT OF 3 TOWN HOUSES** **OFFERING 4 BEDROOM ACCOMMODATION** **QUALITY FITMENTS TO INCLUDE KITCHEN AND BATHROOM, NEUTRAL DECOR THROUGHOUT, BLOCK PAVED PARKING FOR 2 CARS AND ENCLOSED REAR GARDEN AREA** **BUILT BY LOCAL EXPERIENCED BUILDER**** These properties are in the early stages of building and will be completely finished in 2018, a reservation fee of £1,000 can guarantee one of these properties in advance (non refundable). They will be enhanced with uPVC double glazing and gas central heating. Set on a quiet road within easy reach of all local amenities including bus routes and schooling for all ages.

ENTRANCE HALLWAY

Front exterior uPVC door, radiator, understairs storage cupboard, access to ground floor and stairs leading to the first floor.

CLOAKS/WC

Having 2 piece modern white suite and radiator.

LOUNGE

16'2" x 12'7" (4.93m x 3.84m)

Situated to the front with radiator, doors giving access to the dining kitchen area and front uPVC double glazed window. These are approximate measurements.

DINING KITCHEN

19'3" x 12'6" (5.87m x 3.81m)

Having modern fitted kitchen complimented by integrated appliances, radiator, rear uPVC French doors and exterior door. These are approximate measurements.

FIRST FLOOR LANDING

Stairs from the ground floor lead to the first floor landing area.

MASTER BEDROOM

16'2" x 9'5" (4.93m x 2.87m)

Situated to the front this master bedroom having radiator and front uPVC double glazed window. These are approximate measurements.

EN-SUITE

7'3" x 3'9" (2.21m x 1.14m)

Having three piece modern white suite. These are approximate measurements.

BEDROOM 2

12'6" x 9'3" (3.81m x 2.82m)

To the rear having radiator and uPVC double glazed window. These are approximate measurements.

BEDROOM 3

9'6" x 9'5" (2.90m x 2.87m)

Having radiator and uPVC double glazed window. These are approximate measurements.

BATHROOM/WC

9'5" x 6'6" (2.87m x 1.98m)

Comprising three piece modern white suite with radiator and front uPVC double glazed window. These are approximate measurements.

SECOND FLOOR LANDING

Stairs from the first floor lead to the second floor landing giving access into bedroom 4.

BEDROOM 4

19'3" x 16'7" (5.87m x 5.05m)

A spacious bedroom with radiator and 2 Velux windows. These measurements are approximate and subject to some restricted head height to under-eaves.

OUTSIDE

To the front there is a block paved drive giving parking for 2 cars.

To the rear there is a paved and lawned area, enclosed by fence boundaries.

TENURE

We understand the property is freehold subject to verification.

COUNCIL TAX

To be confirmed. The Energy Rating and Environmental Impact Rating on the graph are the Predicted Energy Assessment.

VIEWING

By prior arrangement through the agents on 01274 677700. Open Monday to Friday 9.00am to 5.00pm and Saturdays 10.00 to 1.00pm.

DIRECTIONS

Proceed from our office in Shelf along the main Halifax Road, turning right down Royds Hall Lane, continuing onto Abb Scott Lane, turning left onto Moor Top Road where the properties can be found on the left hand side.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B	87	87	(81-91) B	88	88
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

