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Robert Watts

Incorporating Watts Chartered Surveyors

AN UNRIVALLED PROFESSIONAL PROPERTY RELATED SERVICE

Property Specialists
in Bradford and Beyond



13 Lowfield Close, Low Moor, Bradford, BD12 0JX

**** ENVIABLE CORNER PLOT POSITION** VIEWING HIGHLY ADVISED **** Offered For Sale is this lovely SEMI DETACHED TRUE BUNGALOW currently providing TWO BEDROOM accommodation of which the current owners have made some improvements over recent years. Sat on a good plot position having generously sized gardens to three sides being further enhanced with side porch GCH, upvc DG, driveway for several cars leading to a detached garage we feel this will appeal to a variety of buyers and strongly advise early arrangement of viewing. Situated in the ever popular area of Low Moor, ideal from the Motorway Network (Chainbar J26/M62), the soon to open Low Moor train station and public transport links to Bradford City Centre.

£129,950

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ENTRANCE HALL

KITCHEN 9'3" x 8'7" (2.82m x 2.62m)

Comprising of wall and base units, worktops with stainless steel single drainer sink. Plumbed for automatic washer.

CONSERVATORY

Brick built having double glazed door which leads to the rear garden and further internal door leading into the garage

LOUNGE 15'6" x 11'1" (4.72m x 3.38m)

Feature fireplace

BEDROOM ONE 11'0" x 11'1" (3.35m x 3.38m)

BEDROOM TWO 7'10" x 8'6" (2.39m x 2.59m)

Laminate floor

BATHROOM

Three piece suite comprising of panelled bath, pedestal wash hand basin and low flush w.c

OUTSIDE

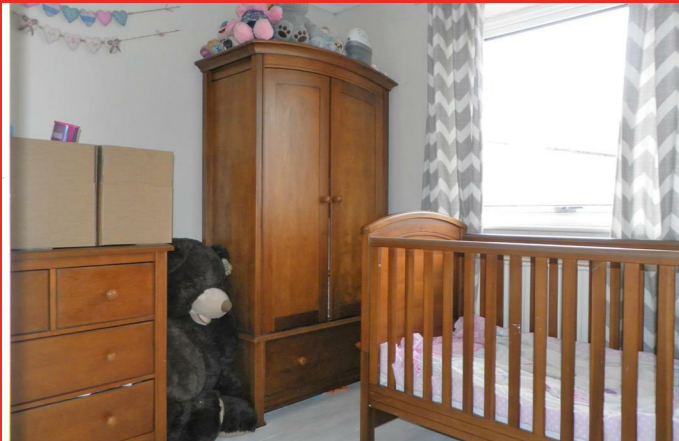
To the front of the property gated access is provided to the driveway providing off road parking and in turn leading to the attached garage which has power and lighting. Good size garden to the rear mainly laid to lawn.

DIRECTIONS

From Chainbar roundabout roundabout(J26/M62) take A638 Bradford Road exit towards Low Moor, continue onto Cleckheaton Road and through Oakenshaw , Sal Royd Road can be found on the right Then turn left onto Lowfield Close.

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.



Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>49</p>	<p>88</p>

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
<p><i>Very environmentally friendly - lower CO2 emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO2 emissions</i></p>	<p>45</p>	<p>89</p>

England & Wales

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