



**6 Park Road, Low Moor, Bradford, West Yorkshire, BD12 0EH**  
**Asking Price £120,000**

**\*\*\*FOUR BEDROOM FAMILY HOME\*\*\*CLOSE TO PARK\*\*\*REQUIRES SOME WORK\*\*\*NO CHAIN\*\*\***

HAMILTON BOWER are pleased to offer FOR SALE this substantial four bedroom mid terrace located just a short distance from Harrold Park. Early viewing is advised to fully appreciate the potential of this large family home. Some improvements are required. The property comprises of entrance, lounge, dining kitchen, sun room, cellar storage, two first floor bedrooms, bathroom and a further two bedrooms to the second floor.

TO VIEW CONTACT HAMILTON BOWER TODAY!!!



## ENTRANCE

## LOUNGE

14'0" x 13'6" (4.273 x 4.132)



A spacious and light living area with a window to the front aspect.

## DINING KITCHEN

13'6" x 13'10" (4.130 x 4.226)



Good size dining kitchen with a range of units, contrasting work surface and a sink unit. Window to the rear aspect overlooking the garden area.

## SUN ROOM

8'10" x 5'8" (2.7 x 1.747)



## CELLAR

Useful storage area.

## FIRST FLOOR

Landing.

## BEDROOM ONE

14'4" x 13'5" (4.372 x 4.1)



Large double bedroom with a window to the front elevation offering views over Harold Park.

## BEDROOM TWO

10'5" x 7'10" (3.18m x 2.39m)



Good size bedroom to the rear of the property with a window overlooking the rear garden.



## BATHROOM



A three piece coloured suite with a bath, W.C and wash basin.

## SECOND FLOOR

### BEDROOM THREE

13'11" x 9'8" (4.256 x 2.971)



A large double bedroom with a skylight offering an abundance of natural light.

### BEDROOM FOUR

12'9" x 10'2" (3.9 x 3.1)




Good size fourth bedroom.

## EXTERNAL



A small yard to the frontage. To the rear a good size low maintained garden with a greenhouse. The property is located just meters away from Harold park.

Energy Efficiency Rating		
	Current	Potential
Vary energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC 		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Vary environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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