



## Sundial Cottage Brentford Road

Low Moor, Bradford, BD12 0AF

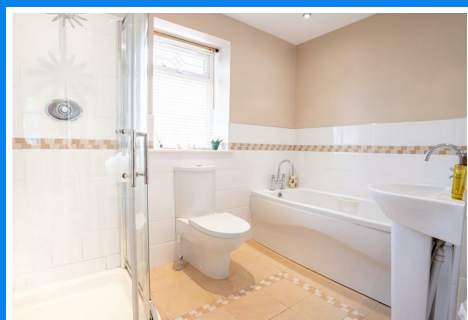
Offers Over £175,000



# Sundial Cottage Brentford Road

Low Moor, Bradford, BD12 0AF

**Offers Over £175,000**



A perfect opportunity to purchase this DETACHED THREE BEDROOM BUNGALOW which is perfectly located within easy reach of local amenities and transport links in Low Moor, Bradford.

The property is tucked away and set back from the main road, providing a private setting. With a PRIVATE DRIVEWAY and a DETACHED GARAGE there is ample off road parking.

Internally the property comprises a spacious kitchen diner and a light and airy living room. There are three bedrooms with the master bedroom having fitted wardrobes and a separate w/c and sink. The four piece bathroom suite perfectly compliments the home.

## Living Room

A large open living space with laminate flooring and light, neutral décor. The south facing window overlooks the front of the home

## Kitchen Diner

Worksurface and storage space to three sides with a well sized dining area. French doors lead out to the front of the home and there is also access to the side. A perfect environment in which to relax and entertain guests.

## Master Bedroom

A well sized bedroom with built in wardrobes. Laminate flooring and ceiling spotlights keep a contemporary feel and an en-suite w/c adds further practicality.

## Bedroom Two

A single room with carpet and window blinds.

## Bedroom Three

A single room with carpets and window blinds.

## Bathroom

A Four-Piece bathroom suite with a separate bath and shower, sink and w/c. Partly tiled and tastefully presented in keeping with the home.

## External

There is a driveway to the front of the home with ample parking and a detached garage.

## Directions

For Satnav please use the postcode BD12 0AF

## Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties.

## Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

## DISCLAIMER

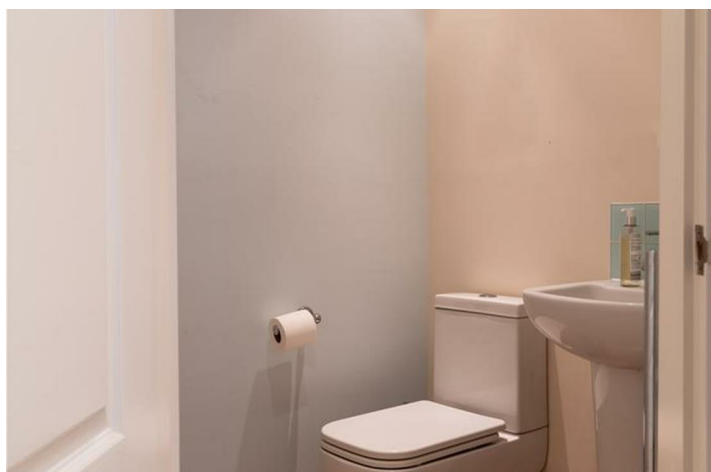
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to

check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



## Road Map



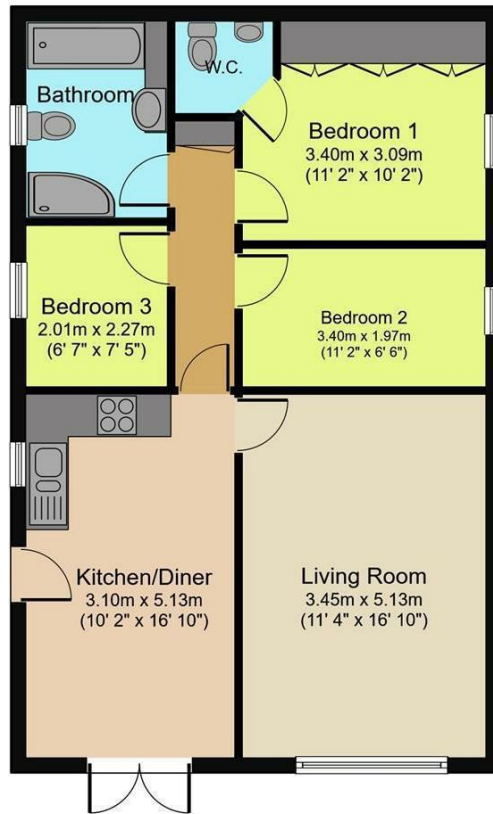
## Hybrid Map



## Terrain Map



## Floor Plan



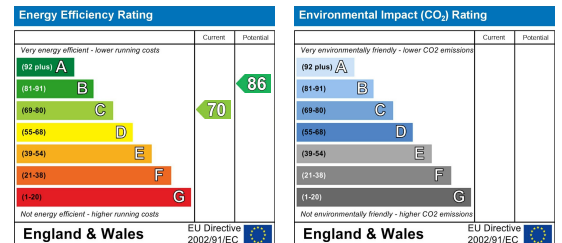
Ground Floor

Created using Vision Publisher™

## Viewing

Please contact us on 01422 415776 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.