



Total Area: 90.0 m<sup>2</sup> ... 969 ft<sup>2</sup>

All measurements are approximate and for display purposes only



## Viewing arrangements

Strictly by appointment through WW Estates  
01274 693737  
wibsey@wwestateagents.com



See mapping.

**Cleckheaton Road, Bradford, BD12 0HL**  
**Offers In Excess Of £230,000**





Two Reception Rooms \*\*\* Sought After Location \*\*\* Good Transport Links \*\*\* Garage \*\*\* Four Bedrooms \*\*\* Ground Floor Shower Room. Spacious four-bedroom end terrace house located on Cleckheaton Road in the desirable area of Low Moor, Bradford. The property is well placed for many amenities, sports facilities, ofsted rated outstanding schools, motorway transport links and Low Moor train station making it ideal for the commuter. Early viewing is strongly advised.

Upon entering, you are greeted by a spacious entrance hall that leads to a cosy lounge featuring a wood burner, perfect for those chilly evenings. The dining room is a delightful space with French doors that open up to the rear garden, allowing for plenty of natural light to flow through.

This lovely property boasts a well-equipped kitchen with fitted wall and base units, an integrated fridge/freezer, double oven, and a gas hob with an extractor hood above. The ground floor also includes a convenient shower room

with a shower cubicle, low-level WC, and a sink.

Upstairs, you will find four inviting bedrooms and a family bathroom complete with a panel bath with shower over, a low-level WC, and a hand wash basin. The layout of this house is ideal for families looking for comfortable living spaces.

Outside, the property offers an enclosed garden to the front with a lawn and a pond, adding a touch of tranquillity. The rear garden features a block-paved patio seating area and a well-maintained lawn, perfect for outdoor gatherings or simply relaxing in the sunshine.

Parking is made easy with a garage and permit parking available for your convenience. This property truly offers a wonderful blend of comfort, style, and practicality in a sought-after location.



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

Fixtures & fittings  
Spacious four bedroom semi-detached house in sought after location.

Rating authority  
Borough Council Tax Band B

Services  
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Tenure  
Freehold