



Station Mews, Terry Road, Low Moor

Offers Over £235,000

* END TOWN HOUSE * FOUR BEDROOMS * MODERN KITCHEN * TWO BATH/SHOWER ROOMS *
* GARDENS * PARKING FOR TWO CARS *

Ideally located for anybody looking for commuter links with the M62 and Low Moor Train station close by, is this four bedroom end mews property.

Immaculately presented throughout and offering spacious family accommodation over three floors which benefits from a modern fitted kitchen, two bath/shower rooms and a good sized garden to the rear.

The property would make an ideal purchase for a young/growing family and boasts shops, amenities and schools close by. To the outside there are good sized lawned and decked gardens to the rear with a driveway providing off street parking for two vehicles.





Entrance Hallway

With radiator.

Cloakroom/WC

Modern two piece suite comprising low suite wc, vanity sink unit, chrome heated towel rail and double glazed window.

Kitchen

11'1" x 8' (3.38m x 2.44m)

Modern fitted kitchen having a range of wall and base units incorporating ceramic sink, complementary work tops, tiled splashback, plumbing for auto washer, oven, hob, extractor hood, radiator and double glazed window.

Lounge/Diner

19'7" x 15' (5.97m x 4.57m)

With Amtico flooring, two radiators, double glazed window and French doors to rear garden.

First Floor Landing

Bedroom Two

10'1" x 9'6" (3.07m x 2.90m)

With radiator and double glazed window.

Bedroom Three

12'9" x 8'3" (3.89m x 2.51m)

With radiator and double glazed window.

Bedroom Four

8'4" x 8'3" (2.54m x 2.51m)

With radiator and double glazed window.

Bathroom

Modern three piece suite comprising low suite wc, panelled bath with electric shower over, pedestal wash basin, chrome heated towel rail, part tiled walls and floor, double glazed window.

Second Floor Landing

With useful under eaves storage.

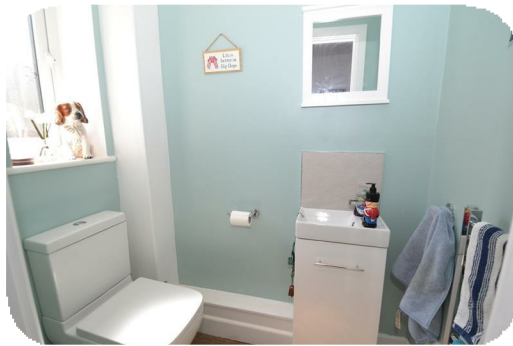
Master Bedroom/Bedroom One

14'7" x 13'1" (4.45m x 3.99m)

With radiator and double glazed window. En-Suite Shower Room;

En Suite Shower Room

Three piece suite comprising walk-in shower, low suite wc, vanity sink unit, chrome heated towel rail, velux window, part tiled walls and extractor fan.





Exterior

To the outside there is off-road parking for two cars, together with an enclosed rear garden with lawn, patio and decked area. There is also a PodPoint EV charger.

Directions

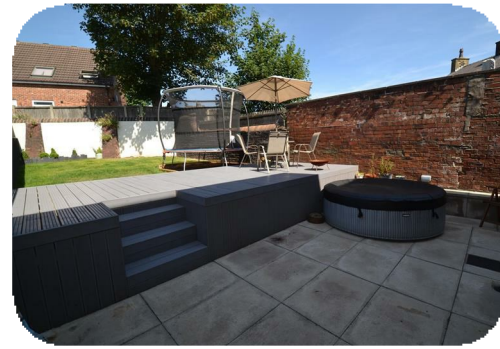
From the Cleckheaton office turn left and follow the road to Chain Bar roundabout, take the Bradford road turn off which goes into Cleckheaton Road, turn right onto Terry Road where the property will be found identified by our for sale board.

TENURE

FREEHOLD

Council Tax Band

C

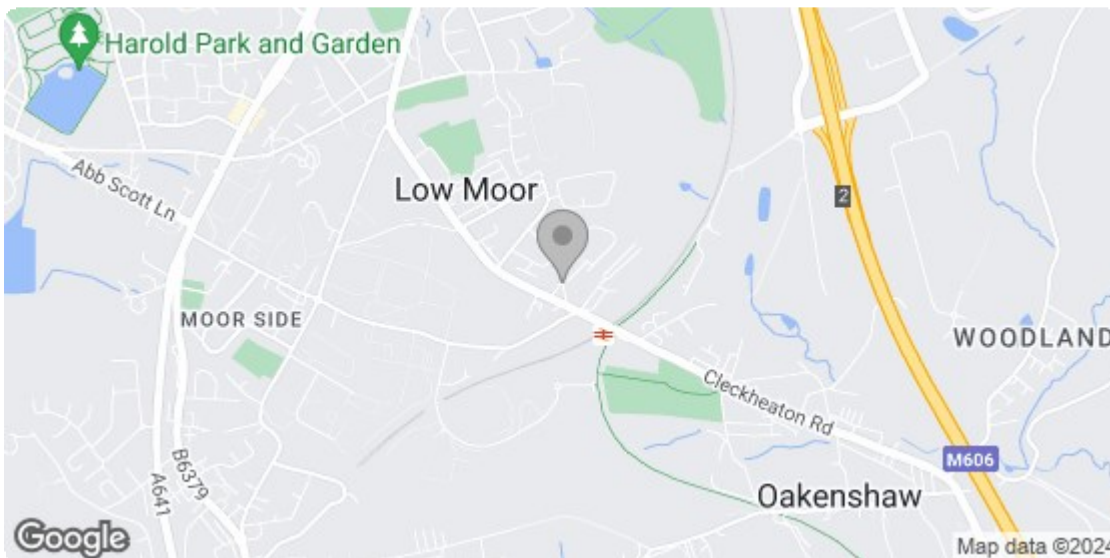


Station Mews, BD12

Approximate Gross Internal Area = 112.1 sq m / 1207 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1048533)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		82	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			

Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. Money Laundering Regulations Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

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