



**Woodrow Drive, Low Moor,**  
**Open To Offers £187,500**

\* PRICED TO SELL \* SEMI DETACHED \* THREE BEDROOMS \* EXTENDED KITCHEN  
\* TWO RECEPTION ROOMS \* GARDENS & GARAGE \*

Occupying a sought after cul-de-sac setting is this delightful three bedroom semi detached house. Benefits from gas central heating, upvc double glazing and briefly comprises reception hall, lounge, dining room, modern grey fitted kitchen, three first floor bedrooms, permanent ladder to attic and a house bathroom. Close to local amenities, schools and railway station. To the outside there are gardens, driveway and garage.



## Reception Hall

With radiator.

## Lounge

14'6" x 12'3" (4.42m x 3.73m)

With a coal effect gas fire in feature fireplace surround, radiator.

## Kitchen

9'9" narrowing to 6'5" x 20'1" (2.97m narrowing to 1.96m x 6.12m)

Modern grey fitted kitchen having a range of wall and base units incorporating laminated sink unit, gas cooker, plumbing for auto washer, radiator.

## Dining Room

10'6" x 8'7" (3.20m x 2.62m)

With radiator.

## First Floor Landing

With radiator.

## Bedroom One

13'3" x 8'8" (4.04m x 2.64m)

With built in wardrobes and radiator.

## Bedroom Two

10' x 6'3" (3.05m x 1.91m)

With radiator.

## Bedroom Three

8'2" x 8'8" (2.49m x 2.64m)

With radiator.

## Bathroom

Three piece suite.

## Loft

Accessed via ladder.

## Exterior

To the outside there are gardens, driveway and garage.

## Directions

From our office in Cleckheaton town centre proceed left onto Bradford Rd/A638, at Chain Bar Roundabout take the 3rd exit onto Bradford Rd, continue onto Cleckheaton Rd, turn right onto Sal Royd Rd, right onto Woodrow Dr and the property will shortly be seen displayed via our For Sale board.

## TENURE

FREEHOLD

## Council Tax Band

B



**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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
A (92 plus)		A (92 plus)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (13-38)		F (13-38)	
G (1-12)		G (1-12)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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