



**Lloyds Drive, Low Moor,**

**£155,000**

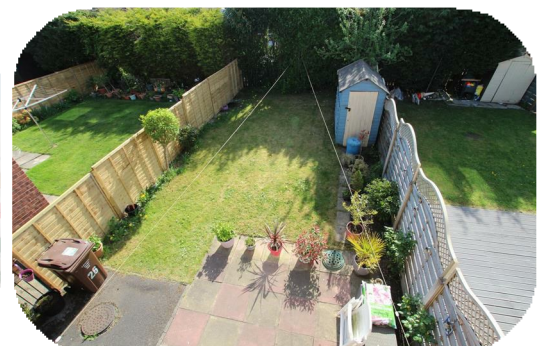
**\* MODERN SEMI DETACHED \* TWO BEDROOMS \* POPULAR LOCATION \***

**\* GREAT STARTER HOME \* GARDENS \* DRIVEWAY \* LOUNGE WITH DINING AREA \***

A fantastic opportunity for either first time buyer or downsizer to purchase this delightful two bedroom semi detached house.

Benefits from gas central heating, partial upvc double glazing and briefly comprises entrance vestibule, lounge with dining area, fitted kitchen, two first floor bedrooms and a house bathroom with white suite.

To the outside there are gardens and driveway.





## Entrance Vestibule

## Lounge with Dining Area

11'6" x 19'9" (3.51m x 6.02m)

With gas fire, two radiators, store cupboard.

## Kitchen

11'6" x 7'5" (3.51m x 2.26m)

With wall and base units incorporating laminated sink unit, gas cooker, plumbing for auto washer, radiator.

## First Floor Landing

## Bedroom One

11'7" x 10'1" (3.53m x 3.07m)

With radiator.

## Bedroom Two

11' x 11'6" (3.35m x 3.51m)

With radiator.

## Bathroom

Three piece white suite, tiled walls and heated towel rail.

## Exterior

To the outside there are gardens to both front and rear, together with a drive to the side.

## 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 Park House Rd, turn right onto Lloyds Dr and the property will be seen displayed via our For Sale board.

## TENURE

FREEHOLD

## Council Tax Band

B/BRADFORD



**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		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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