



## Sal Royd Road, Low Moor

### Offers In Excess Of £300,000

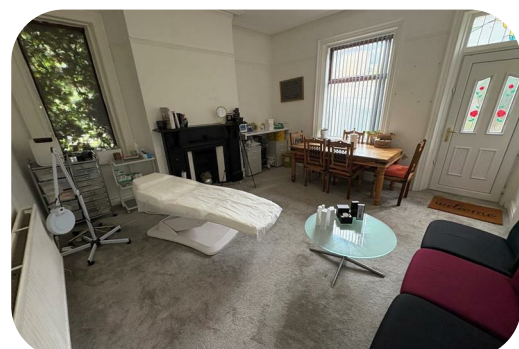
**\*\* STONE BUILT SEMI DETACHED \*\* FOUR BEDROOMS \*\* TWO RECEPTION ROOMS \*\* SPACIOUS \*\***  
**\*\* ACCOMODATION OVER THREE FLOORS \*\* GARDENS & PARKING \*\***

This Victorian stone built semi detached offers family sized accommodation over three floors and would appeal to a number of buyers. The deceptively spacious four bedroom home is within easy reach of amenities, schools, Low Moor Train Station and motorway links.

Benefits from a modern fitted kitchen, house bathroom and shower room.

The accommodation briefly comprises entrance hallway, lounge, dining room, kitchen and cellar. There are three first floor bedrooms and a house bathroom, together with a further fourth bedroom and shower room to the second floor.

To the outside there is a paved garden to the rear with stone built outhouses and a block paved driveway providing off street parking.







### Hallway

Tiled floor and coving to ceiling.

### Lounge

14'8" x 14'8" (4.47m" x 4.47m")

Ornate feature fireplace, coving to ceiling and radiator.

### Dining Room

15'1" x 14'9" (4.60m" x 4.50m")

Feature fireplace and radiator.

### Kitchen

10'8" x 6'8" (3.25m" x 2.03m")

Modern fitted kitchen having a range of wall and base units incorporating sink unit, tiled splash back oven & hob with extractor and radiator.

### Cellar

13'8" x 13'4" (4.17m" x 4.06m")

Radiator.

### Utility

8'10" x 6'10" (2.69m" x 2.08m")

Plumbing for auto washer.

### First Floor Landing

Radiator.

### Bedroom One

14'6" x 14'9" (4.42m" x 4.50m")

Feature fireplace and radiator.

### Bedroom Two

15'1" x 14'8" (4.60m" x 4.47m")

Radiator.

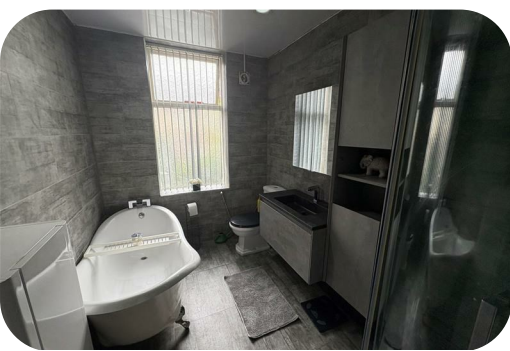
### Bedroom Three

7'4" x 6'9" (2.24m" x 2.06m")

Radiator.

### Bathroom

Modern four piece suite comprising shower cubicle, roller top bath, vanity sink unit, low flush wc, tiled floor and radiator.





**Second Floor Landing**

**Bedroom Four**

15'3" x 14'4" (4.65m" x 4.37m")  
Velux window, fitted wardrobes and radiator.

**Bathroom**

Modern three piece suite comprising shower cubicle, low flush wc, pedestal wash basin, velux window and radiator.

**Exterior**

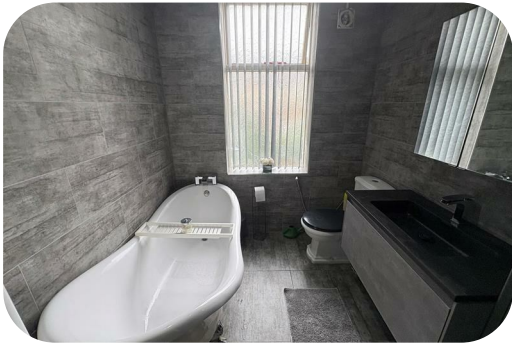
Paved garden to rear with outhouse and blocked paved driveway providing off street parking.

**Council Tax Band**

C

**Tenure**

FREEHOLD.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) 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.

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email [idle@sugdensesstates.co.uk](mailto:idle@sugdensesstates.co.uk)  
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email [queensbury@sugdensesstates.co.uk](mailto:queensbury@sugdensesstates.co.uk)  
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email [cleckheaton@sugdensesstates.co.uk](mailto:cleckheaton@sugdensesstates.co.uk)  
website [www.sugdensesstates.co.uk](http://www.sugdensesstates.co.uk)



Sugden Properties Ltd trading as Sugdens. Registered office 8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR. Reg No. 8180915

