



**78 Park Road, Low Moor, BD12 0DJ**  
**£290,000**

A splendid and imposing, extended two bedroom semi detached perfectly located with views on to Harold Park. The property has been finished to an exceptional standard and offers a blend of modern fixtures and fittings with character features to create a wonderful home. There are gardens to front and rear and ample off road parking.

We are delighted to introduce this immaculate semi-detached house available for sale. This stunning property is situated in a highly sought-after location, with easy access to public transport, local amenities, green spaces, nearby schools, and parks. The position of the house offers an added attraction as it overlooks the beautiful Harold Park.

The house boasts a wealth of character features including high ceilings that lend an air of grandeur and spaciousness. The property comprises two reception rooms, a kitchen, two bedrooms, and two bathrooms. Both reception rooms have their own unique charm, the first one features large bay window and a feature fireplace, offering a cosy yet airy living space. The second reception room provides a peaceful retreat with a garden view and direct access to the garden.

The kitchen is a chef's dream, boasting an open-plan layout with a kitchen island and composite countertops. It is flooded with natural light, making it a pleasant space for cooking and dining.

There are the added benefit of ground floor utility space and w.c.

The property offers two double bedrooms. The master bedroom features an en-suite and a walk-in closet, providing ample storage space. The second bedroom is also a double, offering comfortable accommodation.

The bathrooms are designed for relaxation. The first bathroom features a free-standing bath, a rain shower, and a heated towel rail. The second an en-suite bathroom includes a large walk in shower.

There is a pleasant rear garden and ample off road parking to the front with further gardens and view over the park.

Given the size of the property, there is the potential to extend or alter the interior layout to add extra living space or bedroom, subject to necessary planning consent where required.

This property is a perfect blend of character and modernity, offering a comfortable and luxurious lifestyle. It is a must-see for those seeking a wonderful home in a prime location.

EPC RATING - D

COUNCIL TAX BAND - C

## GROUND FLOOR

### ENTRANCE HALL

Entrance are with stairs to the first floor, panelling to the walls, a central heating radiator and vinyl flooring.

### LOUNGE

A wonderful room with bay window looking on to Harold Park. The room is bursting with character features including stained glass windows within the double glazing, picture rails, cornice and ceiling rose. There is a wood burning stove set within a feature fire place. Central heating radiator.

### DINING KITCHEN

A fantastic family kitchen with fitted wall and base units and

large island unit with high quality work surfaces over. There is a Range cooker and a number of integrated appliances including a dishwasher, freezer and wine cooler. The room has wood flooring, a central heating radiator, double glazed window and door to the rear garden. There is access to the cellar.

### CELLAR

Useful storage space with a central heating radiator.

### SITTING/DINING ROOM

Part of the extension is this fantastic sitting/dining room with ample space for seating and dining. The room has two feature central heating radiators, LVT flooring, two electrically operated Velux windows and bi-fold doors opening to the rear garden.

### WC

Ground floor wc with a toilet and sink set within a stylish combination unit. LVT flooring, a double glazed window and heated towel rail.

### UTILITY ROOM

A useful laundry room with plumbing for a washing machine. Double glazed window.

## FIRST FLOOR

### LANDING

Landing area with panelling to the walls and loft access via pull down ladder to part boarded and insulated attic space.

### BEDROOM

A splendid suite with large double glazed window with encased stained glass to the opener offering views over the park. There are a range of fitted wardrobes and storage.

### EN-SUITE

Splendid en-suite with a low flush w.c, hand wash basin and generously sized shower area. Vinyl flooring, heated towel rail and a double glazed window.

### DRESSING AREA

Walk in closet with fitted storage.

### BEDROOM

A good size second double bedroom with a double glazed window and central heating radiator.

### BATHROOM

Fabulous house bathroom with a four piece suite comprising of a large walk in shower, low flush w.c, hand wash basin and a free standing roll top bath. Heated towel rail, double glazed window and vinyl flooring.

## EXTERNAL

To the rear a pleasant garden with patio, artificial lawn, mature plants and shrubs to the borders and a garden shed, To the front there is a driveway providing off road parking for three cars and a lawn overlooking the park.



