



**Sal Royd Farm, 9 Sal Royd Road, Low Moor, Bradford, West Yorkshire, BD12 0JN**  
**£435,000**

Welcome to this stunning Grade II listed former farmhouse at Sal Royd Farm. This fantastic family residence offers a wonderful blend of character features and modern home comforts. The property enjoys superb landscaped gardens, large garage and off road parking for two cars on the driveway.



EPC RATING - C

COUNCIL TAX BAND - E

Ideally located for motorway access to surrounding cities and villages with Leeds approx 12 miles, Manchester approx 36 miles, Bradford approx 3 miles and Halifax approx 6 miles. Low Moor train station is just 5 mins walk and has direct trains to Leeds, Manchester and London. The property comprises of extended entrance hall, ground floor w.c, ultra modern dining kitchen, lounge, dining room, snug, ground floor bedroom/gym, three first floor bedrooms and a stunning house bathroom.

## GROUND FLOOR

### ENTRANCE HALL



A grand entrance into this amazing family home. A skylight offers a flood of natural light.

### GROUND FLOOR W.C



W.c and wash basin. Window to the front aspect.

## LOUNGE

14'9" x 13'1" (4.5 x 4.5)



A spacious and light living area with an abundance of natural light from the front aspect window. Exposed beams. Feature log burner with a stunning fire surround and hearth.

## DINING KITCHEN

15'1" x 14'9" (4.6 x 4.5)



The hub of this re-modelled family home. A stunning space with ultra modern fitted wall and base units with a number of integrated NEFF appliances. Four ring induction hob, double oven, fridge, freezer, dishwasher, stainless steel sink unit with a mixer tap and instant hot water tap. Central island with breakfast bar. This room has a fantastic vaulted ceiling with Velux windows. Further windows to side and rear aspects. Under floor heating.

## SNUG

12'1" x 9'6" (3.7 x 2.9)



A good size room ideal for office or snug with two large windows from the rear aspect offering natural light.



## DINING ROOM

15'2" x 14'11" (4.631 x 4.552)



A good size dining room with a window and door to the front aspect overlooking the gardens. Exposed beams. Feature radiator.

## BEDROOM FOUR/STUDY

8'10" x 8'2" (2.7 x 2.5)



Good size fourth bedroom to the ground floor. Access to cellar area. Window to the rear aspect.

## FIRST FLOOR

### LANDING



## BEDROOM ONE

15'1" x 13'9" (4.6 x 4.2)



A stunning master suite with a range of built in wardrobes and ample wall space for further storage units. Window to the front and side elevation.

## BEDROOM TWO

15'1" x 14'1" (4.6 x 4.3)



Large double bedroom with built in wardrobes. Window to front elevation.

## BEDROOM THREE

13'5" x 9'2" (4.1 x 2.8)



Good size double bedroom with a range of built in wardrobes. Window to the rear elevation. Vanity unit with sink and mixer tap.

## BATHROOM



Simply stunning four piece suite with a double walk in shower, free standing bath with free standing tap and shower head, W.C and wash basin. Finished to a high specification and tiled. Window to rear elevation. Underfloor heating. Wall mounted chrome towel heater.

## EXTERNAL



Superb landscaped gardens to the front with an inviting central pathway, enclosed by stone built wall. Driveway to the side of the property with parking for two cars leads to a large detached garage with electric door, power and light. The side entrance has block paving. The rear of the house consists of a large paved patio area and a well kept lawn with access to a large workshop and a green house. This elegant family home is a must see both inside and out. To view contact Hamilton bower today.

