



17 Cambrian Bar, Low Moor, Bradford, BD12 0EB
Asking Price £245,000

HAMILTON BOWER are pleased to offer FOR SALE this well-presented THREE BEDROOM DETACHED FAMILY HOME with off-street parking located in Low Moor, Bradford - BD12. With an open-plan extended dining kitchen, two reception rooms, and within close proximity to local schools, we expect this property to be popular with family buyers seeking a home in the area. Internally comprising; entrance, lounge, dining kitchen, snug/reception, two double bedrooms and a single, bathroom and loft. Externally the property has a low-maintenance garden to the rear, and lawn with a gated driveway to the front/side leading to detached single garage. The property benefits from gas central heating and double glazing throughout and is available to view immediately.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

GROUND FLOOR

Dining Kitchen



Open-plan dining kitchen to the rear of the property leading through to the extended snug/office.

Offering a range of fitted units with complementary worktops and appliances - stainless steel sink and drainer, integrated electric oven, induction hob, integrated dishwasher.

With ample room for a family dining table and chairs as seen.

Snug



Second reception room, open-plan from the dining kitchen with double doors onto the garden.

Lounge



Spacious lounge to the front of the property with central fireplace and ample room for a suite.

FIRST FLOOR

Primary Bedroom



Primary bedroom with ample room for a large bed with side tables and full-length wardrobes.

Bedroom



Second bedroom, a further double room with ample space for a double bed with side tables and wardrobes.

Bedroom



Third bedroom, final bedroom ideal for use as a home office or child's bedroom.

Bathroom



House bathroom with frosted window and matching white three-piece suite - bath with overhead shower, wc, wash basin and towel rail.

EXTERNAL

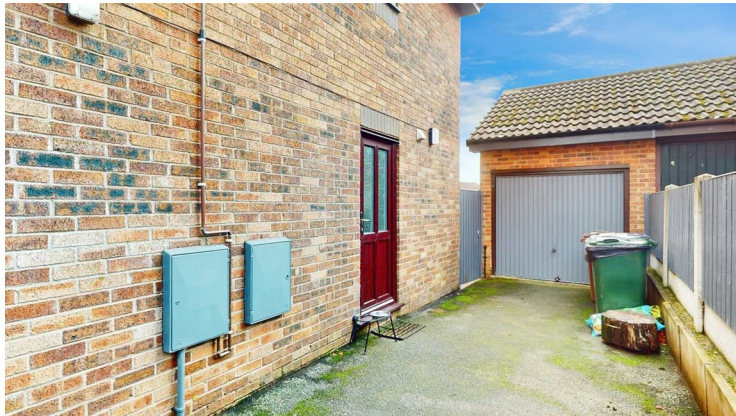


Rear



Low-maintenance garden to the rear of the property with double doors from the snug or side access from the driveway. The garden is mainly flagged, with a decking area with pergola to the side.

Side & Garage



Gated driveway to the side of the property with off-street parking for multiple cars. The drive leads to the detached single garage which has an up-and-over door and power supply.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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