



26 St. Abbs Drive, Low Moor, Bradford, BD6 1EN
£250,000

Offered with NO ONWARD CHAIN is this extended THREE BEDROOM SEMI DETACHED ideally located in this popular residential location. The property offers modern and spacious living throughout with the added benefit of splendid gardens, a driveway providing off road parking and a good size garage.

EPC RATING - D

COUNCIL TAX BAND - C

GROUND FLOOR

ENTRANCE HALL

Entrance area with good quality flooring and a central heating radiator.

LOUNGE

Spacious main reception room with a large double glazed window and two central heating radiators. There is a fabulous and modern inset wood burning stove set within the chimney breast.

DINING ROOM

A large dining area, again with good quality flooring, a central heating radiator and French Doors opening to the rear garden.

DINING KITCHEN

High quality and good size kitchen which takes advantage of the extra space provided by the extension. There are fitted wall and base units with a contrasting work surface over incorporating a sink and mixer tap with extendable hose. Fitted electric oven with gas hob and extractor fan over. There is further space and plumbing for a washing machine and dishwasher. Three double glazed windows and two central heating radiators. Under stairs storage cupboard.

FIRST FLOOR

LANDING

Double glazed window and loft access via a pull down ladder.

BEDROOM

Double bedroom to the front elevation with a range of fitted wardrobes, a central heating radiator and double glazed window providing a splendid, far reaching view.

BEDROOM

A second double bedroom with fitted storage, a double glazed window and a central heating radiator.

BEDROOM

Good size third bedroom with a double glazed window and a central heating radiator.

BATHROOM

Three piece bathroom suite in white comprising of a low flush wc, hand wash basin and bath with shower and screen over. Tiled flooring, heated towel rail, double glazed window and a built in storage cupboard.

EXTERNAL

The property sits in an elevated position with lawned garden to the front. A drive to the side provides off road parking and leads to the detached garage which allows for ample storage. To the rear a split level garden with patio, lawn and mature plants and shrubs. There is a pleasant summer house providing a lovely place to enjoy sunny days.

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 CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	