



5 Third Street, Low Moor

Bradford

£147,500

STYLISH THREE BEDROOM terraced house in SOUGHT AFTER BD12 area. MODERN DINING KITCHEN, NEWLY INSTALLED BATHROOM, gas central heating, double glazing. Large front patio, Convenient on road parking. Ideal blend of comfort and convenience. Council Tax band: A

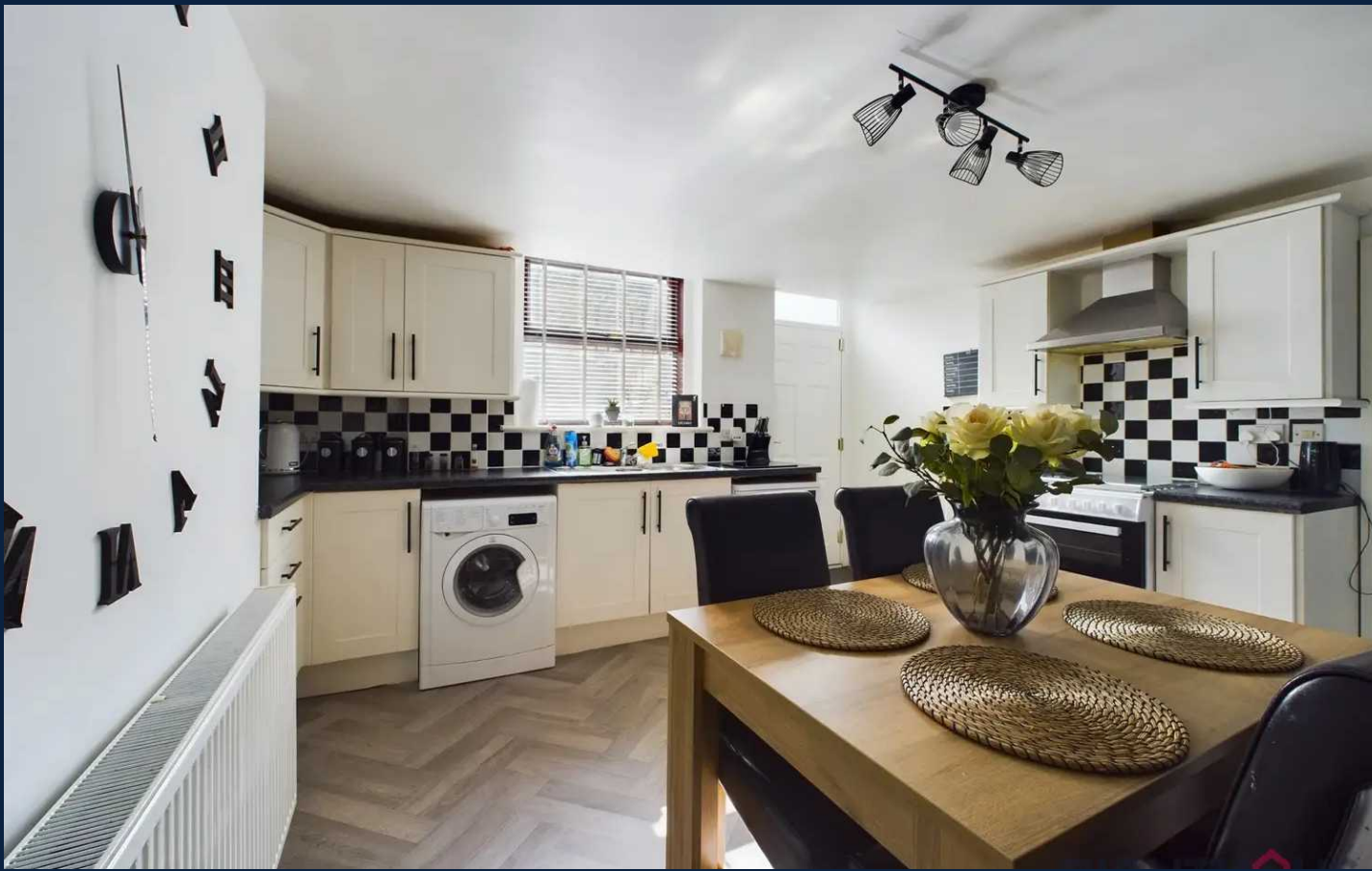
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- DECEPTIVELY SPACIOUS
- MODERN THROUGHOUT
- THREE BEDROOMS
- TERRACED HOUSE
- DINING KITCHEN
- NEWLY INSTALLED BATHROOM
- POPULAR BD12 LOCATION
- GAS CENTRAL HEATING
- DOUBLE GLAZING THROUGHOUT





### Entrance Hallway

5' 0" x 12' 6" (1.53m x 3.82m)

Laminate flooring giving access to lounge and stairs to upper floor.

### Lounge

14' 5" x 15' 1" (4.40m x 4.60m)

The lounge benefits from gas central heating, decorative fireplace and double glazing.

### Basement Hallway

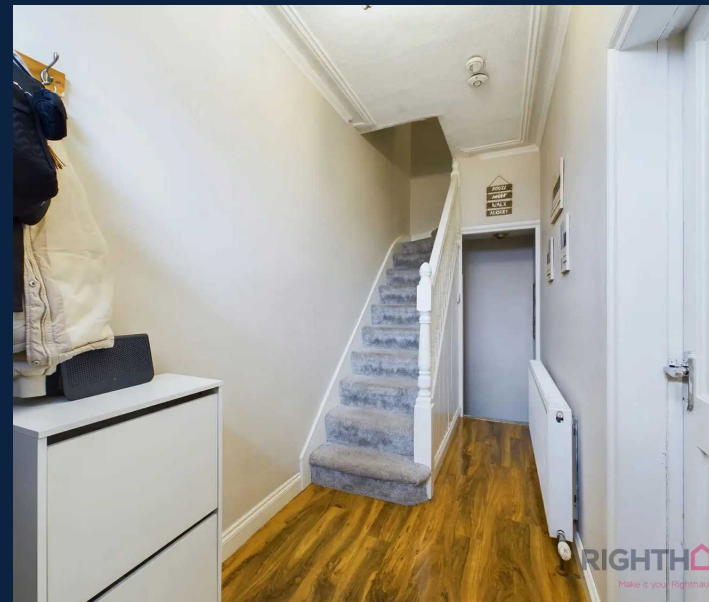
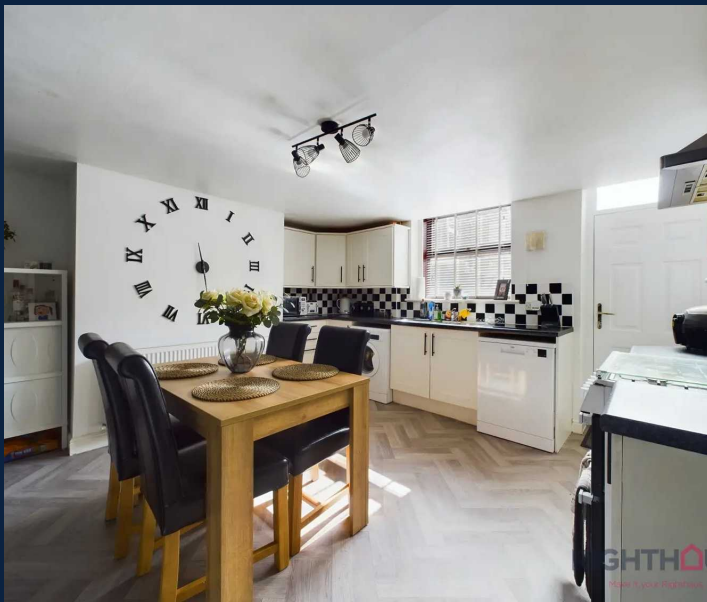
2' 7" x 2' 9" (0.79m x 0.83m)

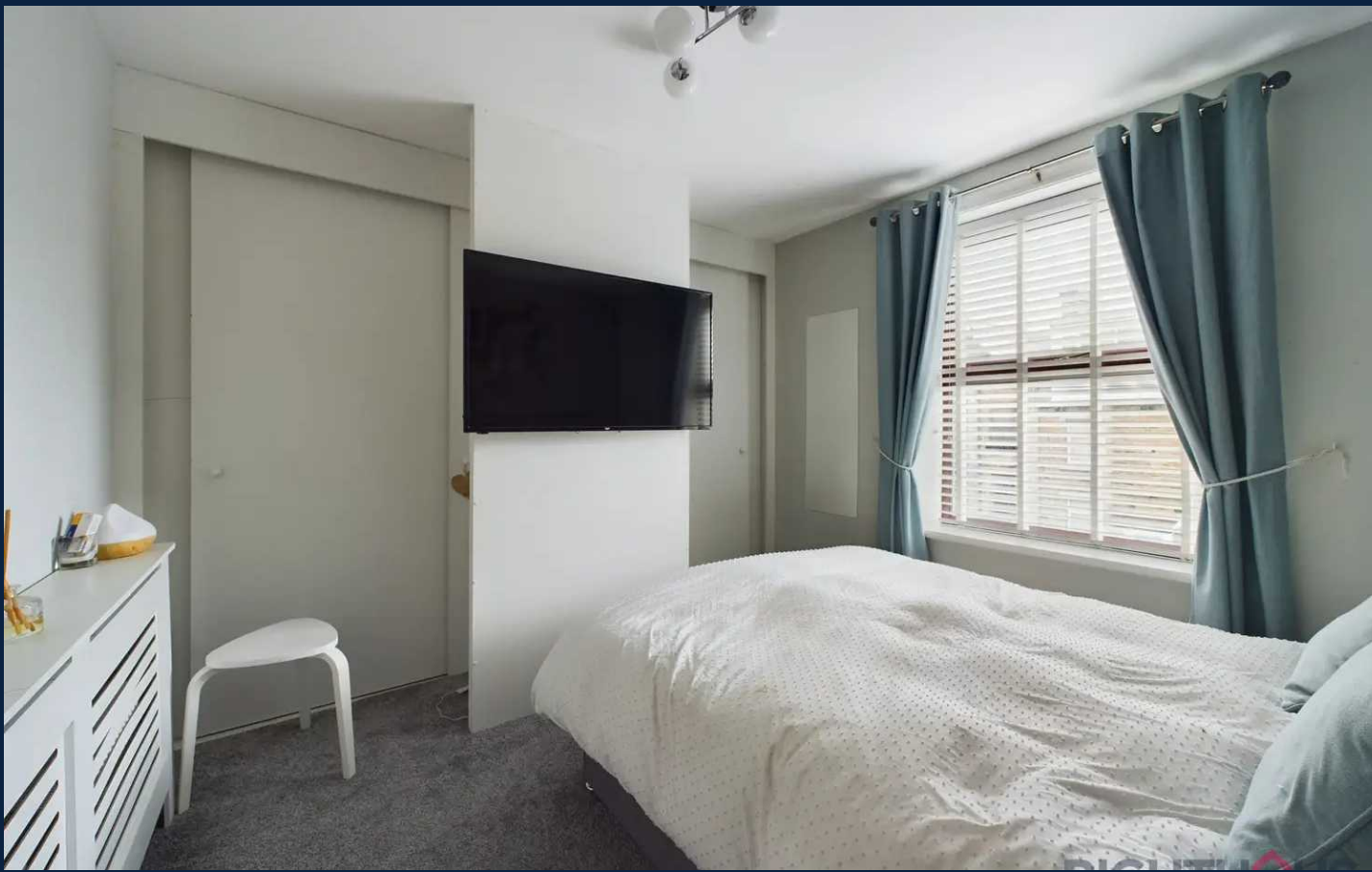
Giving access to kitchen and stairs to upper floor.

### Kitchen and Dining Area

12' 2" x 14' 7" (3.70m x 4.44m)

Open style with the dining area. The kitchen has an array of wall and base unit's as well as a good amount of workspace, 1 bowl sink unit with drainer, gas hob, gas cooker, plumbing for an automatic washing machine, gas central heating and double glazing. Giving access to front patio.





### Master Bedroom

10' 2" x 9' 11" (3.09m x 3.01m)

The bedroom boasts a lovely modern decor and is adorned with plush carpeting. It is equipped with the convenience of modern fitted wardrobes, as well as the comfort of gas central heating and double glazing.

### Bedroom 2

9' 8" x 7' 9" (2.95m x 2.35m)

The bedroom is enhanced by modern decor and flooring. It also enjoys the advantages of gas central heating and double glazing.

### Bathroom

11' 5" x 4' 6" (3.49m x 1.36m)

The family bathroom is partially tiled and features a 3-piece suite, which includes a panelled bath, a low level W.C., a pedestal hand basin, and a shower over the bath. Additionally, this bathroom offers the convenience of gas central heating and double glazing.

### Hallway

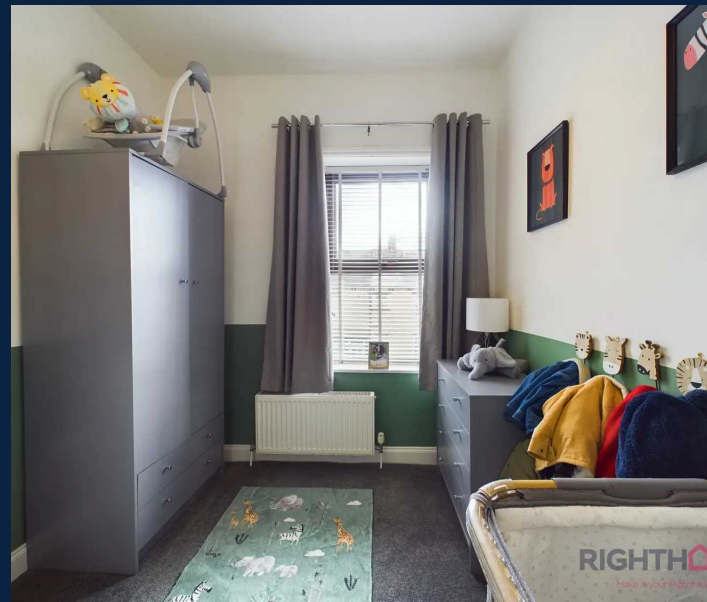
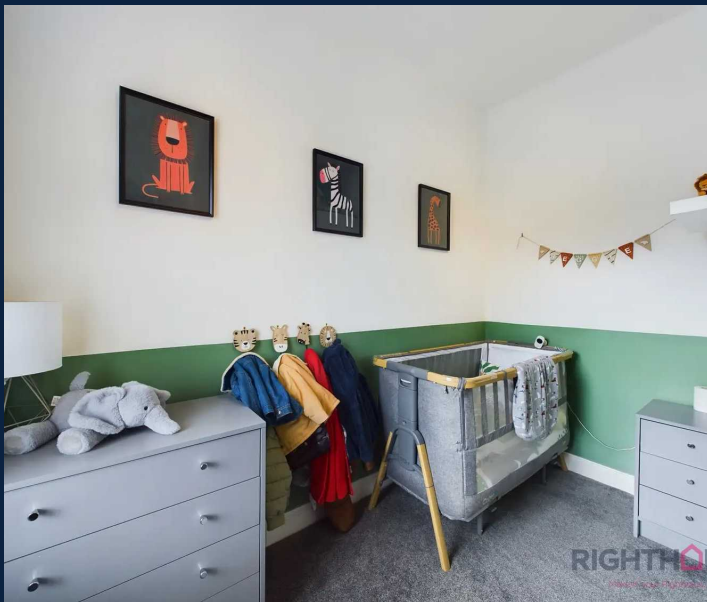
2' 4" x 4' 11" (0.71m x 1.49m)

Giving access to master bedroom, family bathroom and stairs to attic bedroom.

### Bedroom 3

19' 11" x 9' 5" (6.07m x 2.87m)

Attic bedroom with neutral decoration befitting from gas central heating and double glazed Velux window.



## GARDEN

To the front of the property is a large patio with gated access. Stairs leading up to the main entrance and stairs leading to basement entrance.

## ON STREET

2 Parking Spaces

On street parking.

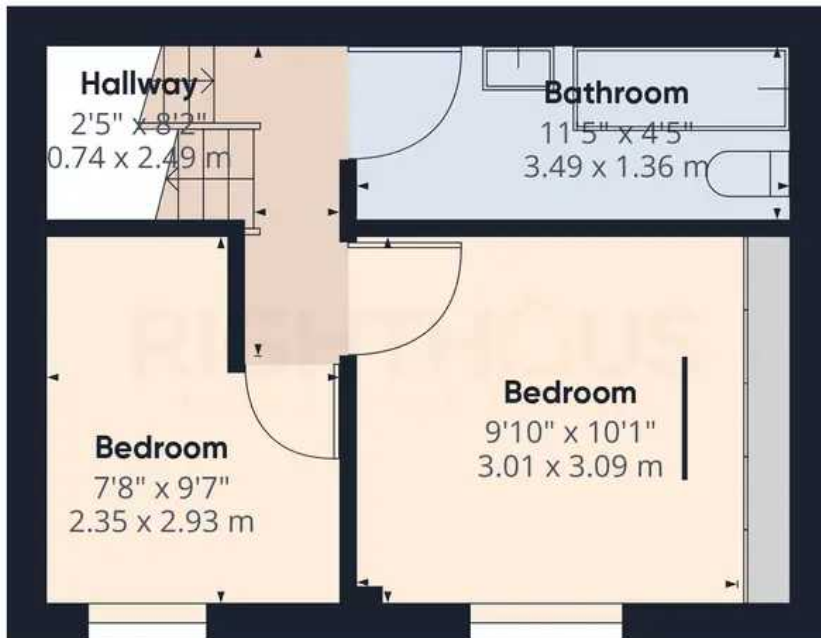




Floor -1



Floor 0



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

930.18 ft<sup>2</sup>


86.42 m<sup>2</sup>

**Reduced headroom**

53.04 ft<sup>2</sup>

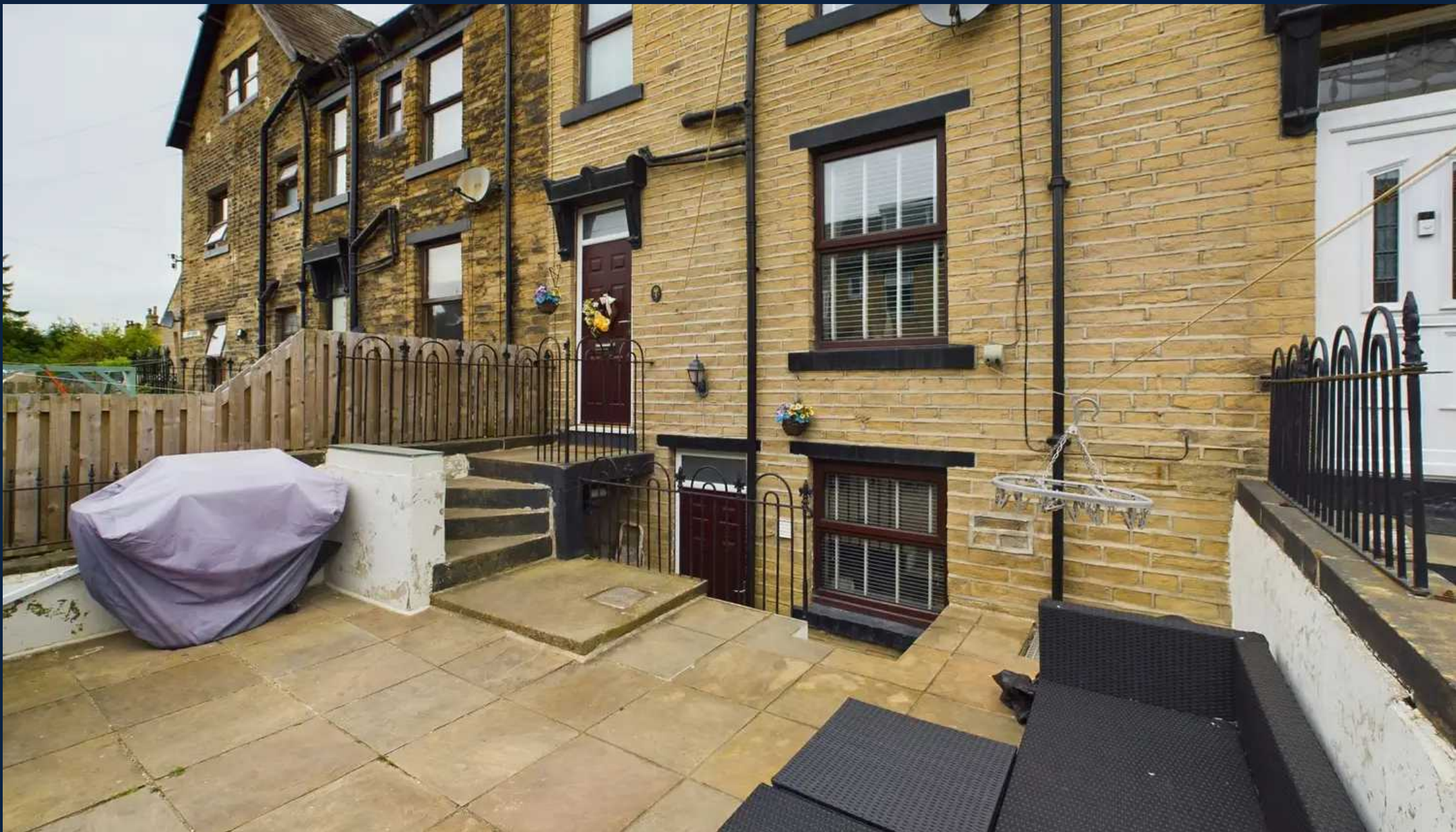
4.93 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



## Righthaus Estate Agents

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