



Edrich Close, Low Moor Bradford BD12 0HW

welcome to

Edrich Close, Low Moor Bradford

Four bedroom executive detached property in sought after Low Moor cul de sac location. Benefiting from leased solar panels. The properties fourth bedroom/ second reception room is situated in converted garage area.



Entrance Vestibule

Lounge

16' x 10' 9" (4.88m x 3.28m)

Open to the dining room with UPVC window to the front.

Dining Room

8' 6" x 9' 2" (2.59m x 2.79m)

With patio doors to the rear and gas central heating radiator.

Bedroom Four/ Second Reception

17' 4" x 7' 6" (5.28m x 2.29m)

Converted garage accessed via utility room with UPVC window to the front, fitted closet space and gas central heating radiator.

Kitchen

10' 2" x 9' 2" (3.10m x 2.79m)

Open to the utility area with fitted wall and base units incorporating sink and drainer with work surfaces.

Utility Area

Off the kitchen with window to the side, plumbing for washing machine, has access to bedroom four /second reception room.

Bedroom One

14' 5" x 11' 5" (4.39m x 3.48m)

With UPVC window to the rear, fitted furniture and gas central heating radiator.

Ensuite

Comprises of shower cubicle, wash hand basin, w/c, under floor heating and gas central heating radiator.

Bedroom Two

9' 10" x 9' 10" (3.00m x 3.00m)

With window to the front, gas central heating radiator, fitted cupboards and wardrobes.

Bedroom Three

8' 10" x 9' 10" (2.69m x 3.00m)

With window to the front and gas central heating radiator.

Bathroom

Fully tiled bathroom comprises of bath with shower screen and shower over, wash hand basin, w/c, under floor heating and heated towel rail.

Outside

With lawn and drive to the front, lawned garden to the rear with bedding area and patio.



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Edrich Close, Low Moor Bradford

- Four bedrooms
- Two reception rooms
- Detached property
- Driveway
- £260,000

Tenure: Freehold EPC Rating: C

£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BDF114397 - 0007

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