









## welcome to

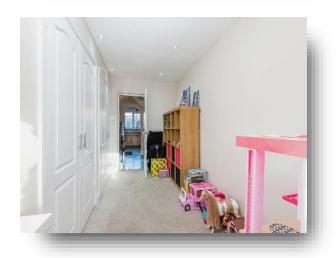
# **Edrich Close, Low Moor Bradford**

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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