



**Cambrian Bar, Low Moor Bradford BD12 0EB**

**welcome to**

**Cambrian Bar, Low Moor Bradford**

A must view property to appreciate the size and the beautifully maintained large rear garden.  
Offered with no onward chain and is well presented throughout.



### **Entrance Hall**

With window to the side and gas central heating radiator.

### **Lounge**

13' 3" x 12' 2" max ( 4.04m x 3.71m max )

With window to the front, fireplace and gas central heating radiator.

### **Dining Room**

9' 7" x 7' 5" ( 2.92m x 2.26m )

With gas central heating radiator, french doors to the lounge and patio door to the rear.

### **Kitchen**

10' 6" x 8' ( 3.20m x 2.44m )

Fitted kitchen with a range of wall and base units incorporating sink and drainer with work surfaces, electric oven, gas hob, pantry cupboard, window to the rear and door to the side.

### **Landing**

With window to the side and provides access to the loft via pull down ladder.

### **Bedroom One**

8' 7" x 12' plus wardrobe ( 2.62m x 3.66m plus wardrobe )

With window to the front and gas central heating radiator.

### **Bedroom Two**

8' 10" plus door recess x 9' 5" plus wardrobe ( 2.69m plus door recess x 2.87m plus wardrobe )

With window to the rear, built in wardrobe and gas central heating radiator.

### **Bedroom Three**

9' max x 6' 9" max ( 2.74m max x 2.06m max )

With window to the front, gas central heating radiator and storage cupboard that houses the boiler.

### **Bathroom**

Comprises of bath with shower over, wash hand basin, w/c, heated towel rail and window to the rear.

### **Outside**

Lawn garden area to the front with driveway leading to the detached garage and to the rear spacious lawn garden with well stocked with mature plants and shrubs. Shed with power and lighting currently used as a work station.

### **Garage**

Detached garage with up and over door with power and lighting.

### **Outhouse**

With power and lighting and two windows to the side.



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## Cambrian Bar, Low Moor Bradford

- Three Bedroom
- Detached
- Beautiful Rear Garden
- Driveway and Garage
- No chain

Tenure: Freehold EPC Rating: C

offers over

**£220,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BDF115142 - 0004

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