

# 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.

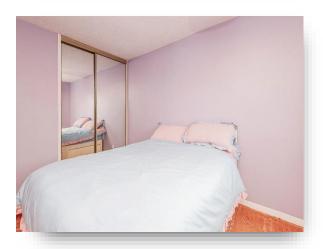












#### Entrance Hall

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

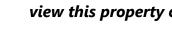
Lawn garden area to the front with driveway leading to the detached garage and to the rear spacious lawn garden with well stocked with mature plants and shrubs. Shed with power and lighting currently used as a work station.

#### Garage

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

#### Outhouse

With power and lighting and two windows to the side.





## welcome to

## **Cambrian Bar, Low Moor Bradford**

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

Tenure: Freehold EPC Rating: C

# £210,000





### view this property online williamhbrown.co.uk/Property/BDF115142



Property Ref: BDF115142 - 0006 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

## william h brown

1QN



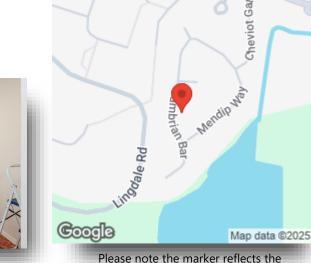
01274 693138

Wibsey@williamhbrown.co.uk

6 Fair Road, BRADFORD, West Yorkshire, BD6

×

williamhbrown.co.uk



postcode not the actual property