









welcome to

Cambrian Bar, Low Moor Bradford

A beautifully presented three bedroom detached benefiting from ample off road parking, detached garage and Orangery.

A must view to appreciate the space on offer both inside and out,













Entrance Hall

With staircase leading to fist floor.

Lounge

13' 2" x 12' 1" (4.01m x 3.68m)

With window to the front and gas central heating radiator.

Kitchen/ Diner

15' 6" x 9' 6" (4.72m x 2.90m)

Modern fitted kitchen with a range of base and wall units incorporating stainless steel sink and drainer with work surfaces. Built in electric oven with induction hob and integrated dishwasher. With window to the rear and door access to the side.

Orangery

10' 1" x 9' (3.07m x 2.74m)

Upvc constructed with solid roof and provides access to the rear garden.

Landing

First floor landing with window to the side.

Bedroom One

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

With window to the front and gas central heating radiator.

Bedroom Two

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

Window to the rear and gas central heating radiator.

Bedroom Three

9' 1" x 6' 7" (2.77m x 2.01m)

With window to the front.

Bathroom

Three piece suite in white comprises panel bath with shower over, wash hand basin and WC. With window to the rear.

Outside

To the outside there are great size gardens to the front and rear. To the front there is a driveway

offering off road parking and to the rear well maintained garden with decking and patio area with detached garage.

Garage

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





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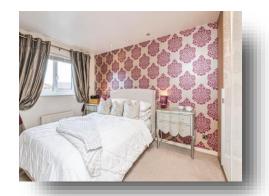
Cambrian Bar, Low Moor Bradford

- Three Bedroom
- Detached
- Garage
- Orangery
- Price £245,000

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

£245,000









Please note the marker reflects the postcode not the actual property

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Property Ref: BDF116422 - 0003 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 quidance 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.



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