









welcome to

Wooller Road, Low Moor Bradford

A stone built spacious true bungalow with three reception rooms, two spacious bedrooms and well maintained enclosed lawn garden area to the front. A must view to appreciate the space on offer.













Lounge

16' 3" x 8' 4" plus recess (4.95m x 2.54m plus recess) With window to the front, feature fireplace and gas central heating radiator.

Dining Room

8' 4" \max x 6' 8" (2.54m \max x 2.03m) With window to the rear and gas central heating radiator.

Sitting Room

14' 8" x 8' 3" (4.47m x 2.51m) With window to the front, gas central heating and door providing access to the rear.

Bedroom One

13' 2" \times 8' 9" ($4.01m \times 2.67m$) With window to the front, fitted wardrobes and gas central heating radiator.

Bedroom Two

10' 6" \times 6' 9" ($3.20m \times 2.06m$) With window to the front and gas central heating radiator.

Bathroom

Three piece suite comprises corner bath, wash hand basin and WC and gas central heating with window to the rear.

Outside

With lawn garden area to the front with mature hedges offering privacy and to the rear well maintained patio area.





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Wooller Road, Low Moor Bradford

- Two Bedroom
- Three Reception Rooms
- **True Bungalow**
- No Chain
- Price £180,000

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

£180,000









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Property Ref: BDF116409 - 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 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 property and other important matters before exchange of contracts.

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