



73 Woodrow Drive, Low Moor, Bradford, BD12 0JT
£215,000

The Property Perspective

Garden Place, Victoria Street, Altrincham, WA14 1ET

Tel: 08456 800 262 Fax: 08456 800 272

Email: enquiries@thepropertyperspective.co.uk www.thepropertyperspective.co.uk

PROPERTY
PERSPECTIVE

We are delighted to offer for sale this extended semi detached house located in a popular location with access to amenities and transport links plus accessible to OFSTED 'Good' Primary and Secondary schools.

The property benefits from Hive controlled gas central heating and PVCu double glazing. There is a modern living dining kitchen with appliances plus 4 piece bathroom. Items of note include the attic room with fitted units which the current owners are utilising as a bedroom, fitted wardrobes to bedroom 1 plus remote controlled electric fire to lounge and an alarm. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, lounge and living dining kitchen. There are 3 bedrooms plus a 4 piece bathroom accessed from the first floor landing. There is an attic room which the current owners are using as a bedroom which is accessed via a staircase from bedroom 3.

The property has gardens to the front and rear. There is a driveway with parking for a number of cars plus an EV charging point plus garage with power and light.

Tenure - Freehold

Council Tax - Band B

The property benefits from a loft conversion. We do not believe that Building Regulations consent was obtained for this. You should ensure that your legal representatives are fully aware of this prior to legal commitment. We have taken account of this within our valuation.

The property comprises..

GROUND FLOOR

Entrance Hall

With fitted flooring.

Lounge 15'3"(max) x 12'3"(max) (4.67m(max) x 3.74m(max))

Having a media wall with built in units plus remote controlled electric fire plus carpets and blinds.

Living Dining Kitchen 20'3"(max) x 15'4"(max) (6.19m(max) x 4.68m(max))

A light dual aspect room having a comprehensive range of modern wall and base units with complimenting laminate worktops up stands and back boards plus breakfast bar. With oven, microwave, hob with integrated hood, fridge freezer and washing machine. With fitted flooring and access to store. Door leading to rear garden.

FIRST FLOOR

Landing

With fitted carpets. Access to store.

Bedroom 1 12'11" x 8'10" (3.96m x 2.70m)

With fitted wardrobes, carpets and curtains.

Bedroom 2 13'1" x 8'10" (4.00m x 2.70m)

With carpets and curtains.

Bedroom 3 6'6"(max) x 6'2"(max) (2.00m(max) x 1.90m(max))

With fitted flooring. Access to stairs leading to attic room.

Bathroom 7'0" x 6'1" (2.15m x 1.87m)

Having a 4 piece suite with separate bath and shower, tiling, vinyl flooring and blind.

SECOND FLOOR

Occasional Room/Further Bedroom 15'5"(max) x 8'1"(max) (4.72m(max) x 2.47m(max))

Currently used as a bedroom. With fitted units, carpets and blinds.

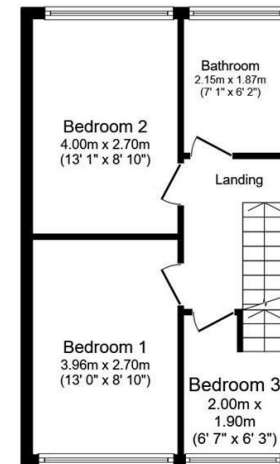
EXTERNAL

The property has gardens to the front and rear. There is a driveway with parking for a number of cars plus an EV charging point plus garage with power and light.



Ground Floor

Floor area 49.2 sq.m. (530 sq.ft.)



First Floor

Floor area 38.1 sq.m. (410 sq.ft.)



Second Floor

Floor area 11.6 sq.m. (125 sq.ft.)

Total floor area: 98.9 sq.m. (1,065 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

PROPERTY
PERSPECTIVE