



## Abb Scott Lane

Low Moor, Bradford, BD12 0EN

Offers Over £200,000



This three-bedroom terraced house is offered for sale in the Low Moor area of Bradford. Neutrally decorated throughout, the property has been extended to provide generous living and outside space, appealing to buyers seeking a practical home ready to personalise

The ground floor includes one reception room and a kitchen diner, with access to the garden from patio doors, and a cellar offering useful storage. The property has been extended and retains some original features, adding character and potential for sympathetic refurbishment. P

To the first floor are two double bedrooms and a single bedroom, together with a family bathroom. Externally, there is an enclosed, private and generous rear garden, providing outdoor space for relaxation or play. A double garage and off-street parking add to the practicality of the home.

The house is situated in a sought-after residential area of Low Moor, close to local amenities including shops and everyday services. There is a nearby park, offering green space and play areas, as well as sports and



## GROUND FLOOR

Hallway

Living Room 15'2" x 14'2" (4.63 x 4.32)

Kitchen Diner 18'3" x 13'3" (5.58 x 4.04)

## FIRST FLOOR

Bedroom One 11'1" x 14'7" (3.39 x 4.45)

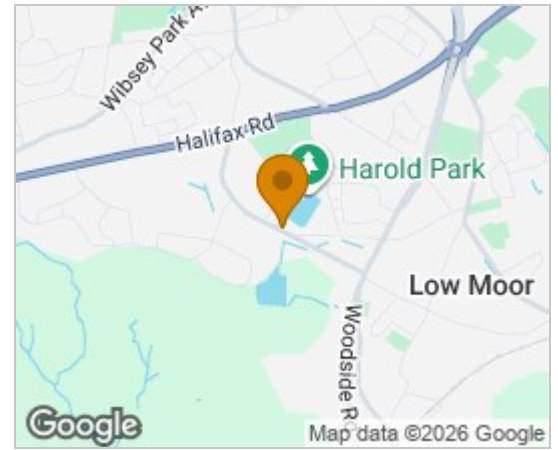
Bedroom Two 11'8" x 13'1" (3.56 x 4.01)

Bedroom Three 5'7" x 8'3" (1.71 x 2.52)

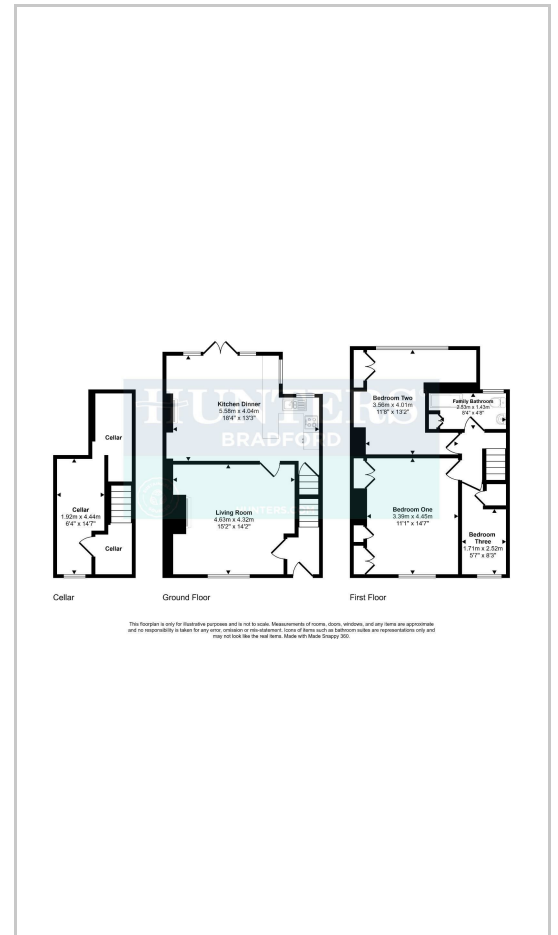
Family Bathroom 8'3" x 4'8" (2.53 x 1.43)

CELLAR 6'3" x 14'6" (1.92 x 4.44)

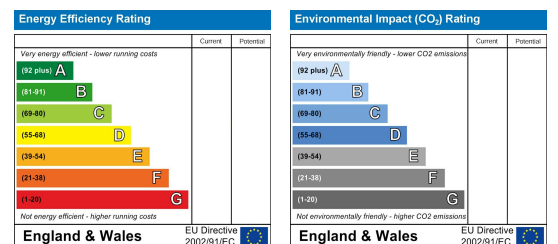
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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