



**Cambrian Bar, Low Moor Bradford BD12 0EB**

**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 first 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 £235,000

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

# £235,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BDF116422 - 0004

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