



**Tordoff Road, Low Moor,**

**£125,000**

- \* STONE BUILT END TERRACE \* TWO DOUBLE BEDROOMS \* IDEAL FTB/INVESTOR \*
- \* FOUR PIECE BATHROOM SUITE \* GARDENS WITH BAR AREA \*
- \* CLOSE TO LOW MOOR TRAIN STATION \*

If you're looking for your first home or an investment property - then this could be the house for you!!  
This spacious stone built end terrace benefits from gas central heating, upvc double glazing and briefly comprises entrance, large lounge, oak effect fitted kitchen, two first floor bedrooms and a house bathroom.  
To the outside there is a garden with bar area.



## Entrance

## Lounge

11'9" x 22'6" (3.58m x 6.86m)

With two radiators, store cupboard.

## Kitchen

11'8" x 7'5" (3.56m x 2.26m)

Light oak effect fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, plumbing for auto washer, plumbing for dishwasher.

## First Floor Landing

With radiator.

## Bedroom One

12'1" x 15'7" (3.68m x 4.75m)

With radiator.

## Bedroom Two

12'4" x 7'5" (3.76m x 2.26m)

With radiator.

## Bathroom

Four piece white suite, part tiled walls and radiator.

## Exterior

To the outside there is an enclosed garden with bar for outdoor entertaining.

## Directions

From our office in Cleckheaton town centre proceed left onto Bradford Rd/A638, at Chain Bar roundabout take the 3rd exit onto Bradford Rd, continue onto Cleckheaton Rd, turn right onto Tordoff Rd and the property will be seen displayed via our For Sale board.

## TENURE

FREEHOLD

## Council Tax Band

B / Bradford



**Agent Notes & Disclaimer** We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
A (92-100)		A (92 plus)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (13-38)		F (13-38)	
G (1-12)		G (1-12)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
83	48		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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