



St. Marks Avenue, Low Moor Bradford BD12 0TY

welcome to

St. Marks Avenue, Low Moor Bradford

Charming three bedroom property with downstairs shower room, upstairs bathroom, and large fully fitted kitchen with open plan living leading to a dining area. Includes a utility room and a good sized rear garden with scenic landscape views.



Entrance Hall

Stained glass window to the side.

Downstairs Shower Room

Three piece suite comprises wash hand basin, shower, W/C and heated towel rail. With window to the rear.

Lounge

11' 2" x 11' (3.40m x 3.35m)

With window to the front and modern inset gas fire and gas central heating radiator.

Kitchen

12' 2" x 11' 10" (3.71m x 3.61m)

With window to the rear. Fully fitted kitchen with a range of base and wall units. Including integrated freezer and induction hob and eye level oven. Also with built in dishwasher and pot sink

Diner

13' 7" x 10' 6" (4.14m x 3.20m)

With patio doors providing access to the rear garden and gas central heating radiator.

Utility

7' 8" x 6' (2.34m x 1.83m)

With window to the rear and fitted wall and base units. With door providing access to the downstairs shower room.

Bedroom One

14' 3" x 10' 10" (4.34m x 3.30m)

With window to the front. Includes fitted wardrobes and gas central heating radiator.

Bedroom Two

10' 6" x 11' (3.20m x 3.35m)

With newly fitted wardrobes. Also with window to the rear and gas central heating radiator.

Bedroom Three

7' 8" x 6' (2.34m x 1.83m)

With window to the front, and gas central heating

radiator.

Bathroom

Fully fitted bathroom comprising of panel bath, wash hand basin and WC.

Outside

Good sized garden to the front and rear, with new driveway to the front and detached garage to the front and enclosed garden, with porcelain patio to the rear, offering views of landscape behind house.



view this property online williamhbrown.co.uk/Property/BDF116633



welcome to

St. Marks Avenue, Low Moor Bradford

- Three bedrooms
- Downstairs shower room and upstairs bathroom
- Fitted kitchen
- Utility room
- Rear garden with landscape views

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

£290,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BDF116633



Property Ref:
BDF116633 - 0005

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 or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are 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 of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown Corp is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 **william h brown** Incorporating Porter Glenny



01274 693138



Wibsey@williamhbrown.co.uk



6 Fair Road, BRADFORD, West Yorkshire, BD6 1QN



williamhbrown.co.uk