



27 The Plantations, Low Moor, Bradford, West Yorkshire, BD12 0TH

Asking Price £309,950

Offered to the market is this EXTENDED THREE BEDROOM SEMI-DETACHED PROPERTY benefitting from a spacious corner plot located on a quiet cul-de-sac in Low Moor - BD12 with local amenities and schools nearby. With two good-sized reception rooms, a contemporary open-plan kitchen, and a large corner garden complete with patio and pergola, we expect this property to be popular with family buyers seeking a home in the area.

Internally comprising: entrance hallway, living room, open-plan kitchen, extended orangery/reception room, master bedroom with WC, a further double and single bedroom, bathroom and loft.

Externally the property is situated at the top of the cul-de-sac on a large corner plot offering potential for further extension (STPC), has a driveway offering parking for two cars, further communal parking available, and a split-garden to the rear and side complete with a decking area, lawn and pergola.

The property is maintained to a high standard by the current owners, offers ideal use as a family home, and is available to view immediately.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

GROUND FLOOR

Kitchen



The hub of this family home, contemporary open-plan kitchen with central island offering seating and double doors leading to the orangery.

With tiled flooring throughout and fitted with a wide range of matching white shaker style units with complementary wood worktops and tiled splashbacks.

Appliances - ceramic hob, fridge/freezer, washing machine, sink with drainer, oven/grill.

Orangery / Reception Room



Extension to the side of the property with a view and bi-folding doors to the garden.

With a vaulted glass ceiling, an abundance of natural light, and versatile use as extra living space or a family dining room.

Living Room



Well-presented living room to the front of the property with wood flooring and access through to the kitchen.

With a fitted media wall with electric fireplace, and ample room for a large or L-shaped suite as seen.

FIRST FLOOR

Primary Bedroom



Good-sized primary bedroom with accompanying WC and a view to the front of the property.

With full-length fitted mirrored wardrobes, and offering ample room for a large bed with side tables and dressing furniture.

The primary bedroom previously had an en-suite shower room (now split WC & fitted wardrobes), if preferable this could be reverted back to allow for an en-suite.

WC



Primary bedroom WC with laminate flooring, wall-tiling and wash basin.

Bedroom



Second bedroom, a further double room with a view to the rear of the property.

With an accompanying storage cupboard/wardrobe, and ample room for a double bed with side table and dressing furniture.

Bedroom



Third bedroom, a single/three-quarter room with a view to the side of the property - potential use as a home office for those working remotely.

Bathroom



Contemporary shower room to the first floor with frosted window to the front of the property.
With laminate flooring, wall-tiling, and a three-piece suite - walk in shower, WC, wash basin and towel rail.

EXTERNAL

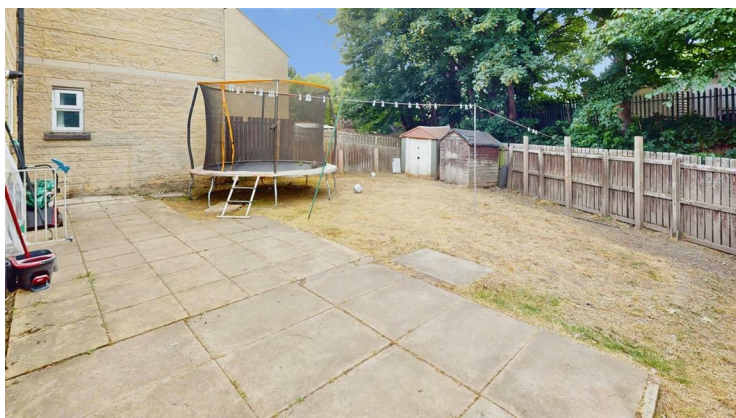


Side Garden



The property benefits from a split garden to the rear, with the side area having gated front access and access from the bi-folding orangery doors.
With a large decking area with pergola leading from the property offering an ideal space for outdoor seating.
To the lower tier a good-sized lawn with garden pond, a second decking area and ideal space for this family home.

Rear



Second garden area, to the rear of the property with access from the kitchen and gated access from the side garden.
With a flagged patio area leading from the property, a central lawn, and two garden sheds to the lower end.

Front

The property offers a double driveway to the front of the property with off-street parking for two cars.
To the side of the driveway is a lawned area which offers potential for further parking to be added, and also a communal parking bay for two cars offering residents parking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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