

MARSH & MARSH PROPERTIES

6 Cemetery Road, Low Moor, BD12 0ER

£360,000



Situated in a prime location, overlooking the picturesque Harold Park Waterfront, is this exciting and rare treat. A generous three bedroomed, detached, property; situated in a peaceful residential location in Low Moor that will certainly impress and delight from the moment you arrive. Immediately you notice the walled and gated, private, brick-paved, driveway that offers ample parking for 4 cars, with an additional private and secure parking space provided by the integral single garage. To the rear of the property is an enclosed private garden, bordered by hedges and brick wall to create an ideal space to sit back and relax or for children and pets to play. If you are looking for something unique that offers that special something, this will be the property for you.

As you step inside you will immediately notice the love the property has received from the previous owner that offers the opportunity for any prospective buyer to put their own stamp onto. Boasting ample internal space throughout that lends itself to the hectic modern family lifestyle. With its spacious living room, family dining room, well laid out kitchen, generous sun room overlooking the rear gardens, three double bedrooms, house bathroom and a shower room.

Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES

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A conveniently positioned property, situated close to the A641 Huddersfield Road providing quick access into Bradford city centre or back towards Brighouse. Its location close to Odsal Top also presents access to Halifax Road offering quick and easy routes to Halifax. It is also close to local supermarkets, convenience shops and the Low Moor medical centre. The Low Moor train station provides good transport links to the surrounding area in addition to the Grand Central train service. It is also close to outstanding primary and good secondary schools. The M621 motorway is just a short 10 minute drive, leading to the M62, providing quick links to the major cities of Leeds and Manchester.

With so much fantastic potential on offer with this property, including its private gardens, ample parking and well laid out internals, all benefitting from the charming far reaching views of the Waterfront, an appointment to view is essential in order to fully appreciate this home.

From the side of the property a uPVC double glazed door opens into the

SIDE PORCH

An ideal entrance to the property offering a barrier from the external to the internal, with a vinyl floor, wall mounted coat hooks and uPVC windows to two sides.

From the side porch an aluminium double glazed door opens into the

KITCHEN



A rather spacious and well laid out kitchen that benefits from laminated work surfaces to three sides, all with over or under counter cupboards and drawers offering ample storage space. With a

fitted hob, fitted cooker, extractor hood, single radiator, plumbing for a washing machine, splashback tiling, vinyl flooring, uPVC double glazed window to the rear elevation overlooking the garden, central strip light, fitted fridge/freezer and a stainless steel sink with stainless steel tap.



From the kitchen a wooden door opens into the

HALLWAY

With a carpeted floor, single radiator, telephone point and a large under stairs storage cupboard.

From the hallway a uPVC double glazed sliding door opens into the

FRONT PORCH

Offering an alternative main access to the property with a tiled floor, uPVC double glazed front door and windows.

From the hallway a wooden door opens into

LIVING ROOM

A spacious living room that offers the ideal family communal space, with ample room for a three piece suite along with additional furniture. A uPVC double glazed bay window bathes the whole

room in natural light. A gas fireplace, set in a feature stone surround, offers a unique feature for the whole room. With a carpeted floor, central light fitting, wall mounted light fittings, double radiator and a television access point.



From the living room sliding wooden doors open into the

DINING ROOM

The dining room can be accessed also from the kitchen via a wooden door. The dining room offers more than ample space for a large family dining table. With a carpeted floor, central light fitting and single radiator.



From the dining room a bi-folding wooden door opens into the

SUN ROOM



A fantastic addition to the property, the solid construction sun-room offers an ideal place to look out over the garden owing to the two large uPVC double glazed windows that also bathe the whole room in natural light. An ideal sitting room, workshop space or work from home office. With a carpeted floor, central light fitting and single radiator.

From the hallway a carpeted staircase leads up to the

LANDING

With a carpeted floor, cupboard storage space, central light fitting and a loft access hatch.

From the landing wooden doors open into

BEDROOM 1



A generous master bedroom that offers ample space for a king sized bed. A set of fitted wardrobes, to two walls, offers ample additional storage space. With a uPVC double glazed window to the front elevation, carpeted floor, central light fitting and a single radiator.

BEDROOM 2

Another good sized bedroom that offers space for

a double bed. This room also features a fitted wardrobe to one side. With a uPVC double glazed window to the rear elevation overlooking the gardens, carpeted floor, central light fitting and single radiator.



BEDROOM 3



Again, a large bedroom offering space for a double bed and also with a fitted wardrobe to one side. This room affords the best views overlooking the waterfront of Harold Park from the large uPVC double glazed window. With a carpeted floor, central light fitting and single radiator.



WC

Another good addition to the property offering further facilities, with a carpeted floor, central light fitting, toilet and a frosted uPVC double glazed window to the side elevation.

HOUSE BATHROOM



A rather spacious house bathroom that features a large corner bath, pedestal washbasin, toilet, single radiator, frosted uPVC double glazed window to the rear elevation, splashback tiling, carpeted floor and a central light fitting.

SHOWER ROOM



A fantastic addition to the property with a neatly laid out format that makes excellent use of the space on offer. With a cubicle shower, pedestal washbasin, frosted uPVC double glazed window to the front elevation, splashback tiling, carpeted floor, single radiator and a central light fitting.

GARDENS



To the rear are the fully enclosed rear gardens, with hedge to two sides and a brick wall to the other; the rear gardens are an ideal place to sit back and relax or for children and pets to play. The rear garden is a lawned space, with a flowerbed border, offering an ideal backdrop to the property.

PARKING & GARAGE



To the front of the property is a gated, brick paved parking forecourt that offers ample parking for four cars.

An integral single garage offers an additional secure parking space that features a side uPVC door and electric front access door.

GENERAL



The property has the benefit of all mains services, gas, electric and water with the added benefit of uPVC double glazing and gas central heating.

TO VIEW

Strictly by appointment, please telephone Marsh

& Marsh Properties on 01422 648400.

LOCATION

What3words: ///lights.tides.noses

Google Plus Code: Q64F+88V Bradford

For sat nav users the postcode is: BD12 0ER

MORTGAGE ADVICE

We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.



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Ground Floor

First Floor

APPROX GROSS INTERNAL FLOOR AREA: 130 sq. m / 1395 sq. ft

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances.

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements. All images and dimensions are not intended to form part of any contract or warranty.

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