



## Moor Top Road, Low Moor, Bradford, West Yorkshire, BD12 0EY

- MID TERRACED BUNGALOW, IDEAL FOR FIRST TIME BUYER, INVESTMENT
- FUNCTIONAL KITCHEN WITH WOODEN WORKTOPS
- MODERN SHOWER ROOM WITH CURVED ENCLOSURE
- EXTENDED REAR GARDEN
- COUNCIL TAX BAND A

- SPACIOUS LIVING ROOM WITH FEATURE FIREPLACE
- BEDROOM WITH FRENCH DOORS TO REAR
- ENCLOSED FRONT PORCH ENTRY
- OPEN VIEWS TO THE REAR
- AWAITING EPC RATING

**Offers In Excess Of £100,000**

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This stone-built mid-terraced bungalow presents a practical opportunity for a first-time buyer or an investor. The property features a walled front garden leading to an enclosed front porch, providing a buffer from the street.

Inside, the spacious living room offers a comfortable atmosphere with a notable feature fireplace, providing a focal point and potential for customisation. Adjoining this is a compact yet functional kitchen, fitted with wooden worktops, an integrated oven, and a sink, ideal for everyday use. A wall-mounted boiler is present.

The bedroom benefits from French doors that open directly onto the rear garden, inviting natural light and offering convenient outdoor access. Completing the interior is a modern shower room, equipped with a curved shower enclosure, pedestal basin, and WC, finished with practical tiling.

Externally, the property boasts a substantial rear garden. Immediately accessible from the bedroom, there is a paved patio area suitable for outdoor seating. Beyond this, the garden extends into a garden plot offering considerable scope for landscaping or recreational use. Subject to planning, this space offers great prospects.

This generous outdoor space, coupled with views over open green fields to the rear, provides a degree of privacy and a peaceful backdrop. The extensive garden could appeal to first-time buyers looking for a project or investors seeking to enhance rental attractiveness.

The M606 motorway is just a short drive away, offering quick connections to the M62 for Leeds, Manchester, and beyond. Public transport is robust, with frequent bus services operating along the main roads, linking Low Moor to Bradford city centre, Cleckheaton, and other surrounding towns. For rail commuters, Low Moor railway station provides direct services, enhancing connectivity and making journeys to Bradford Interchange and beyond straightforward and efficient.



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GROUND FLOOR

Porch

Lounge  
12'3" x 15'0"

Kitchen  
5'2" x 5'11"

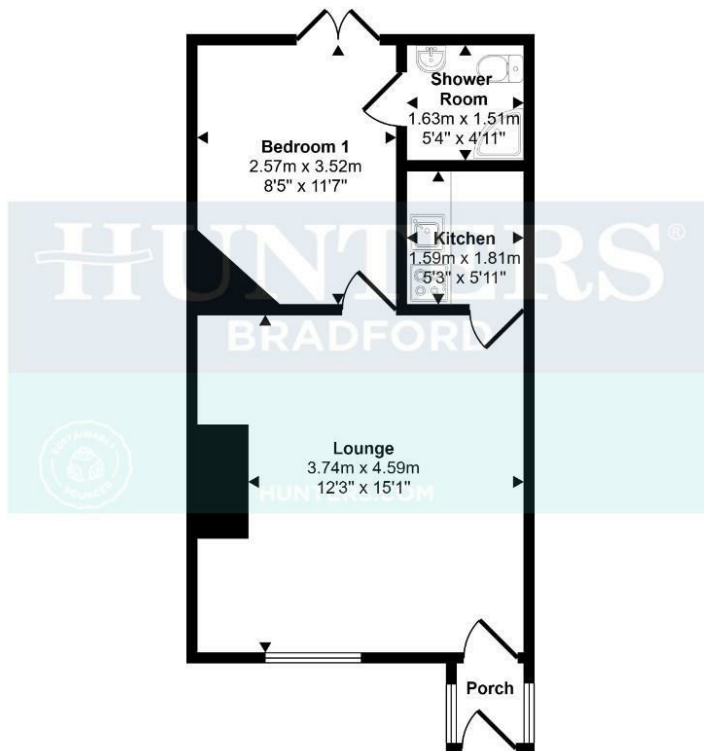
Bedroom 1  
8'5" x 11'6"

Shower Room  
5'4" x 4'11"

EXTERNAL

Front Yard

Rear Garden



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

### Viewings

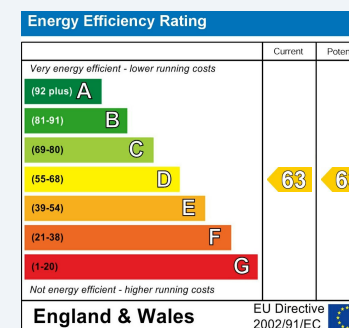
Please contact [bradford@hunters.com](mailto:bradford@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.