



**Hird Road, Low Moor,**

**Reduced £69,950**

**\*\* COTTAGE \*\* ONE BEDROOM \*\* OPEN PLAN LOUNGE/KITCHEN \*\* IDEAL FOR FTB \*\* GARDEN \*\***

This one bedroom property would make an ideal purchase for a number of buyers.

Located within easy reach of excellent transport links.

The accommodation briefly comprises open plan lounge/kitchen, first floor bedroom and a house bathroom.

To the outside there is a garden.



## Open Plan Lounge / Kitchen

16'5" x 15'0" (5.00m" x 4.57m")

Fitted wall and base units incorporating stainless steel sink unit, plumbing for auto washer and storage.



## First Floor Landing

### Bedroom One

13'1" x 10'1" (3.99m" x 3.07m")

Built in wardrobes.

### Bathroom

Three piece suite comprising panel bath, low flush wc and pedestal wash basin.



### Exterior

Garden to the front of property.

### Council Tax Band

A

### Tenure

FREEHOLD

**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
Very energy efficient - lower running costs	(92 plus) A	(92 plus) A	
(81-91) B	(81-91) B	(81-91) B	
(69-80) C	(69-80) C	(69-80) C	
(55-68) D	(55-68) D	(55-68) D	
(39-54) E	(39-54) E	(39-54) E	
(21-38) F	(21-38) F	(21-38) F	
(11-20) G	(11-20) G	(11-20) G	
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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