



## Woodrow Drive, Low Moor

**Reduced £199,995**

- \* NO CHAIN \* SEMI DETACHED \* THREE BEDROOMS \* CUL-DE-SAC \* TWO RECEPTION ROOMS \*
- \* CLOSE TO AMENITIES/TRANSPORT LINKS \* MODERN KITCHEN & SHOWER ROOM \*

Occupying a sought after cul-de-sac setting, is this delightful three bedroom semi detached house. The property is located within easy reach of amenities, local schools, Low Moor train station and motorway links. Benefits from a modern fitted kitchen, shower room, gas central heating and upvc double glazing. The accommodation briefly comprises reception hall, lounge, dining room, kitchen, three first floor bedrooms and a shower room.

To the outside there are gardens, driveway and garage.







### Hall

With radiator.

### Lounge

14'7" x 12'2" (4.45m x 3.71m)

With a living flame gas fire in marble fireplace surround, radiator and double glazed window.

### Dining Room

10'6" x 8'5" (3.20m x 2.57m)

With radiator and double glazed window.

### Kitchen

10'3" x 6'4" (3.12m x 1.93m)

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splashback, double oven, hob, extractor fan, plumbing for auto washer, double glazed window.

### First Floor

With double glazed window and loft access.

### Bedroom One

13'9" x 9' (4.19m x 2.74m)

With radiator and double glazed window.

### Bedroom Two

12' x 8'8" (3.66m x 2.64m)

With double glazed window and radiator.

### Bedroom Three

7'1" x 6'1" (2.16m x 1.85m)

With radiator and double glazed window.

### Shower Room

Modern three piece suite comprising shower cubicle, low suite wc, pedestal wash basin, radiator and double glazed window.

### Exterior

To the outside there is a lawned garden to the rear, driveway and a larger than average garage.





### Directions

From our office in Cleckheaton town centre proceed left onto Bradford Rd, at Chain Bar roundabout take the 3rd exit onto Bradford Rd, continue onto Cleckheaton Rd, turn right onto Sal Royd Rd, right onto Woodrow Dr and the property will be seen displayed via our For Sale board.

### TENURE

FREEHOLD

### Council Tax Band

B / Bradford



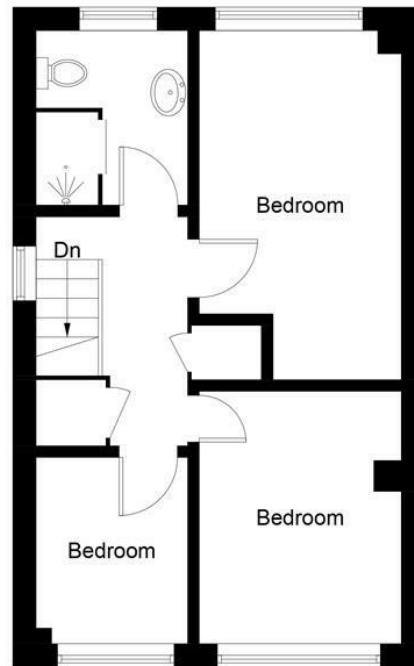


## Woodrow Drive, BD12

Approximate Gross Internal Area = 74.5 sq m / 802 sq ft

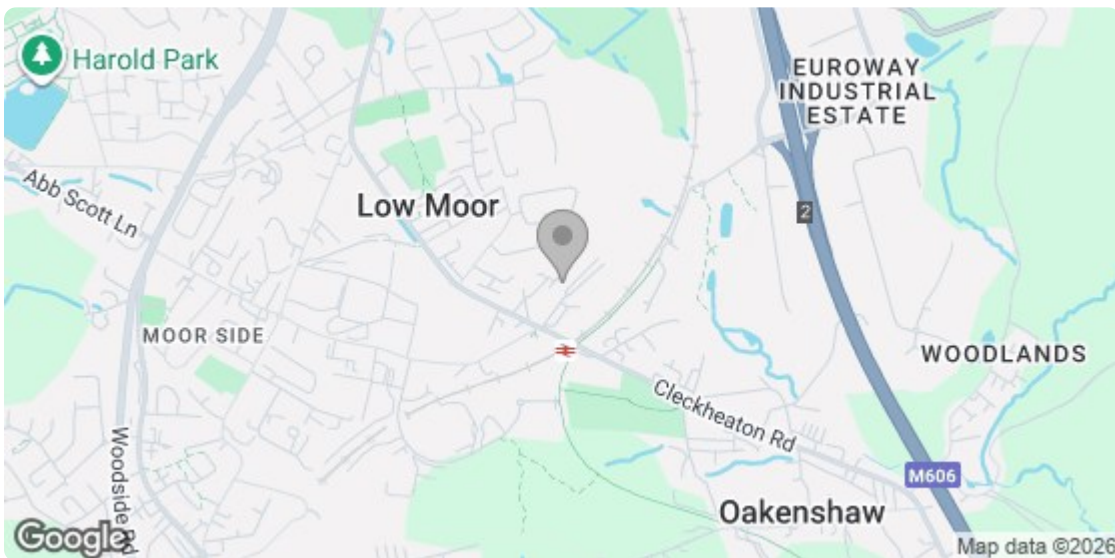


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1240879)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		
	69	76

**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.

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email [idle@sugdensesstates.co.uk](mailto:idle@sugdensesstates.co.uk)  
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email [queensbury@sugdensesstates.co.uk](mailto:queensbury@sugdensesstates.co.uk)  
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email [cleckheaton@sugdensesstates.co.uk](mailto:cleckheaton@sugdensesstates.co.uk)

website [www.sugdensesstates.co.uk](http://www.sugdensesstates.co.uk)