

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 1 The Barn Sal Royd Road

Low Moor, Bradford, BD12 0JN

Offers in the region of £250,000



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## Entrance Porch

Enter the property through a wood door into this useful entrance porch. There are ceramic tiles to the floor and a wood door leading through to the kitchen.

## Kitchen

A spacious kitchen with cream matching wall and base unit, solid wood worksurfaces and ceramic tiled flooring. Integrated appliances comprise of an electric oven, a gas hob and an extractor fan. There are three spaces for free standing appliances. There is also a stainless steel sink and drainer under a solid wood window overlooking the rear garden. A few steps lead into the dining room and access to the hallway.

## Dining Room

A large reception room currently used as a living room. There are wooden patio doors leading out to the rear garden.

## Hallway

A carpeted hallway with stairs rising to the first floor. Solid wood window to the side elevation.

## Living Room

A spacious second reception room, currently used as a bedroom. Solid wood window to the front aspect.

## Landing

Providing access to all bedroom and bathroom. Wood stairs lead up to the attic room.

## Bedroom One

A large double bedroom with floor to ceiling fitted wardrobes and Solid wood window to the rear elevation.

## Bedroom Two

A second double bedroom with Solid wood window to the side elevation.

## Bedroom Three

A third double bedroom with solid wood window to the front elevation.

## Bathroom

A fully tiled house bathroom with vinyl flooring. Comprising of : WC, a wash basin and, a bath and a shower cubicle. There is a solid wood privacy window to the side elevation.

## WC

A separate WC with laminate flooring and solid wood window to the front elevation.

## Attic Room

This partially converted attic room has wooden steps leading up to it and would make an ideal loft conversion.

## Garage

A single garage with an up and over door.

## Exterior

There is a garden to the rear with a lawn and patio area and to the front there is a large driveway with parking for up to three cars.

## Mortgages

We recommend Chris Terry at Just Mortgages, on hand to discuss all of your mortgage and protection needs. Chris is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

## Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD

BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



## Road Map



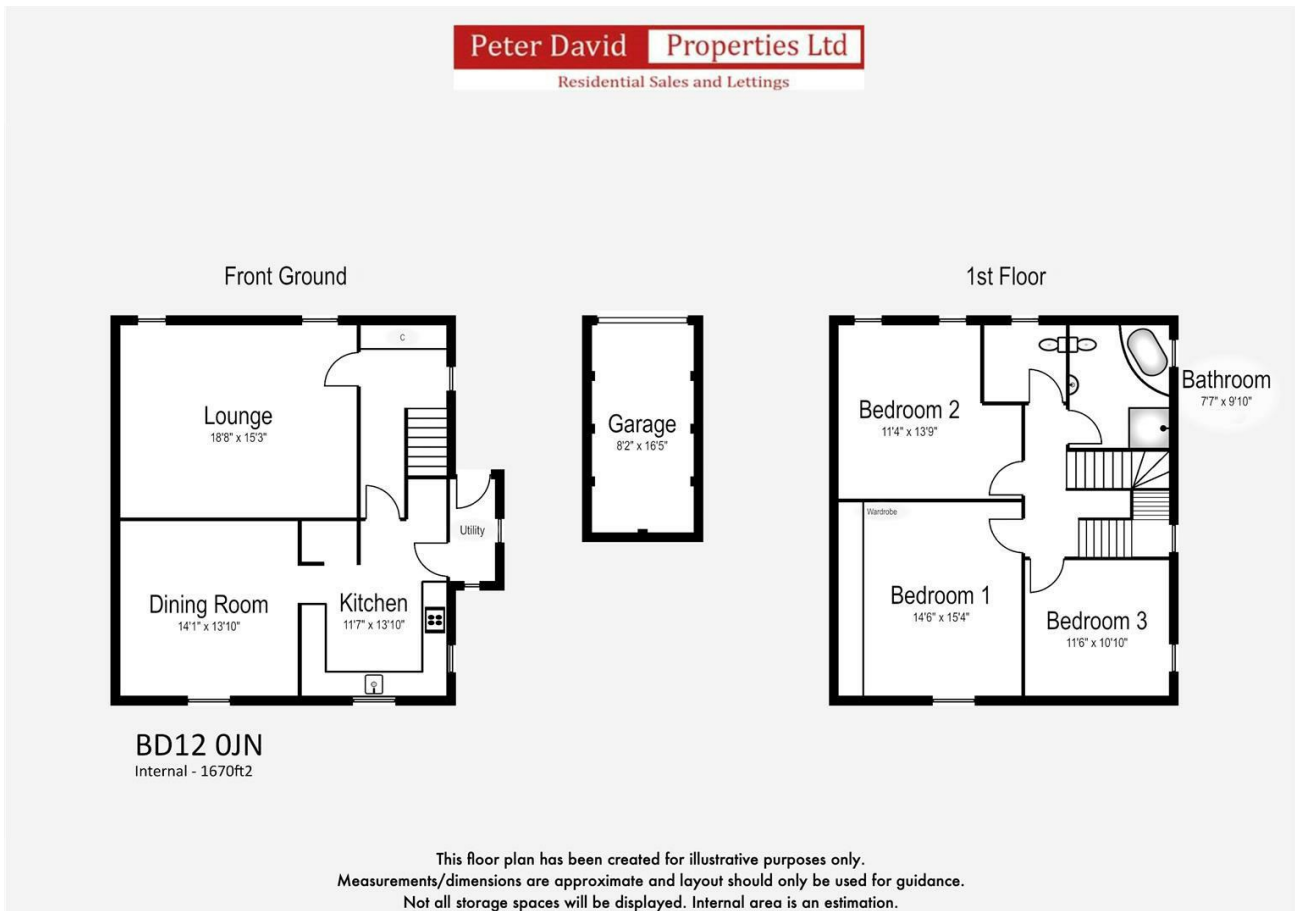
## Hybrid Map



## Terrain Map



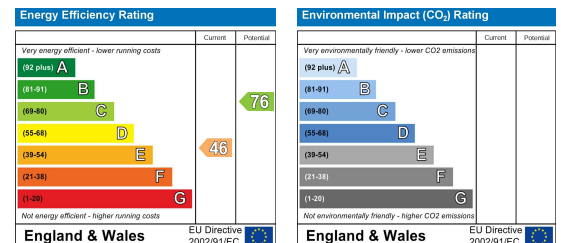
## Floor Plan



## Viewing

Please contact us on 01484 817299 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

5c The Craggs Country Business Park  
New Road, Cragg Vale  
Hebden Bridge, HX7 5TT

102 Commercial Street  
Brighouse HD6 1AQ

20 New Road  
Hebden Bridge HX7 8EF

213 Halifax Road  
Huddersfield HD3 3RG

T: 01422 366948  
E: halifax@peterdavid.co.uk

T: 01484 719191  
E: brighouse@peterdavid.co.uk

T: 01422 844403  
E: hebdenbridge@peterdavid.co.uk

T: 01484 719191  
E: huddersfield@peterdavid.co.uk