Peter David Properties Ltd

Residential Sales and Lettings

67 Common Road

Low Moor, Bradford, BD12 0TN

£225,000

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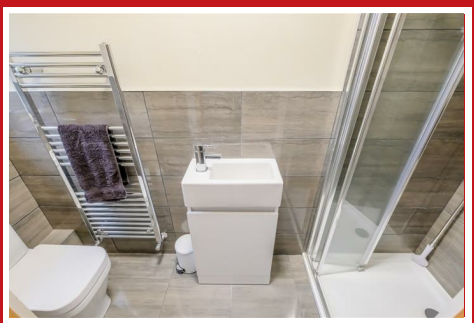


Entrance Hallway
Enter via a composite door into this deceptively spacious property. Laminate flooring flows throughout the groundfloor. Access to groundfloor WC, and the open plan living/kitchen and dining area. Stairs rise to first floor accomodation.

Groundfloor WC
A useful modern groundfloor WC with hi-gloss tiled flooring. Comprising of: WC and a hand basin.

Open Plan Living/Kitchen/Dining
The hub of this home is this open plan living space. The kitchen is to the front of the property and has cream matching wall and base units and wood effect laminate work surfaces. Integrated appliances comprise of: an eye level double oven, an induction hob, an extractor, a fridge freezer, a dishwasher, a washer/dryer and a ceramic sink and drainer under a PVCu window to the front aspect. There is ample space for a dining table and benefits from a large walk-in storage cupboard. The lounge is to the rear of the property and has bi-folding doors, which opens on to the pretty and enclosed rear garden, an ideal space for entertaining or sitting and relaxing. A further two Velux windows ensures there is plenty of natural light.

Landing
Stairs rise to the first-floor accommodation with a neutral carpet flowing throughout. Access to all bedrooms and house bathroom.

Master Bedroom
A double bedroom to the rear of the property with PVCu window to rear elevation. Access to en-suite.

En-Suite
A modern partially tiled en-suite with hi-gloss tiled flooring. Comprising of WC, a wash basin and a shower cubicle with a glass door.

Bedroom Two
A second double bedroom with PVCu window to front aspect.

Bedroom Three
A single bedroom with PVCu window to rear elevation.

House Bathroom
A spacious partially tiled luxury house bathroom with tiled flooring. Comprising of: WC, wash basin and a P-shaped bath with overhead rainfall shower and glass screen. Benefiting from a chrome towel rail and PVCu privacy window to side elevation.

Exterior
To the rear of the property is an enclosed garden with lawn, mature shrubs and a paved patio area. To the front is a tarmac driveway with parking for one car.

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.

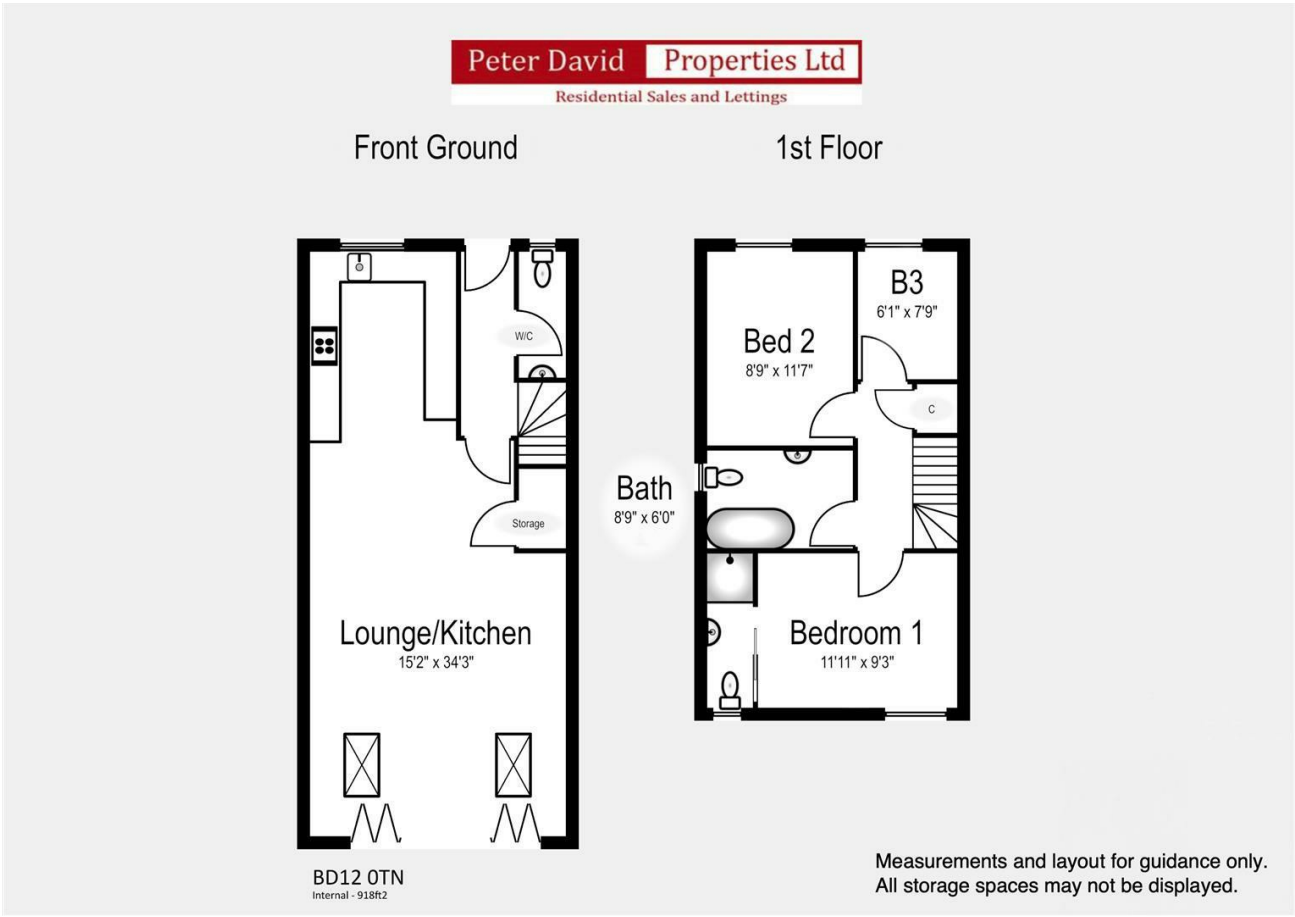
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially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

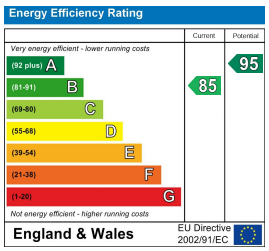
Floor Plan

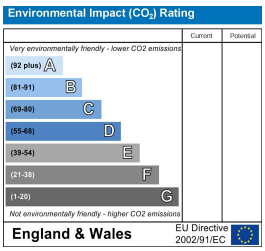


Viewing

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.

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