bronte estates

33 Acaster Drive, Low Moor, Bradford, BD12 0BE

£140,000

- TWO BEDROOM MID-TOWNHOUSE
- OFF-ROAD PARKING
- GAS CENTRAL HEATING
- FULLY TILED BATHROOM
- CLOSE TO LOCAL AMENITIES
- GARDENS FRONT AND REAR
- MODERN FITTED KITCHEN
- UPVC DOUBLE GLAZING
- POPULAR LOCATION
- IDEAL FIRST TIME BUYER PROPERTY

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** TWO BEDROOM MID-TOWNHOUSE ** WELL PRESENTED THROUGHOUT ** GARDENS FRONT & REAR ** OFF-ROAD PARKING ** Bronte Estates are pleased to list for sale this ideal first time buy in the popular Low Moor area of Bradford. Internally the property comprises of a front entrance porch, lounge with open stairs to the first floor and a superb kitchen with Quartz work surfaces. To the first floor are two well proportioned bedrooms and a modern, fully tiled bathroom. Externally there is an open plan garden to the front and to the rear is an enclosed garden with patio, gravelled area and an off-road parking space. Early viewing is advised.

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Council Tax Band: A

Sale Ready
The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides the essential documentation upfront that tends to cause or create delays in the transactional process.

The legal pack includes

Evidence of title
Standard searches (regulated local authority, water & drainage & environmental)
Protocol forms and answers to standard conveyancing enquiries
The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion.

Porch
Front entrance porch. Window to the side, UPVC door, laminate flooring and a door to the lounge.

Lounge
16'4" x 11'8"
Window to the front elevation, door to the kitchen, open stairs to the first floor with storage cupboard below, central heating radiator and a modern marble fireplace with electric fire.

Kitchen
11'9" x 6'7"
A modern fitted kitchen with luxury Quartz working surfaces, inset sink with mixer tap, plumbing for a washing machine and space for a tall fridge-freezer. Integrated electric oven, four ring gas hob and an extractor above. Laminate flooring, window to the rear elevation and a composite entrance door. Boiler cupboard housing the combi central heating boiler.

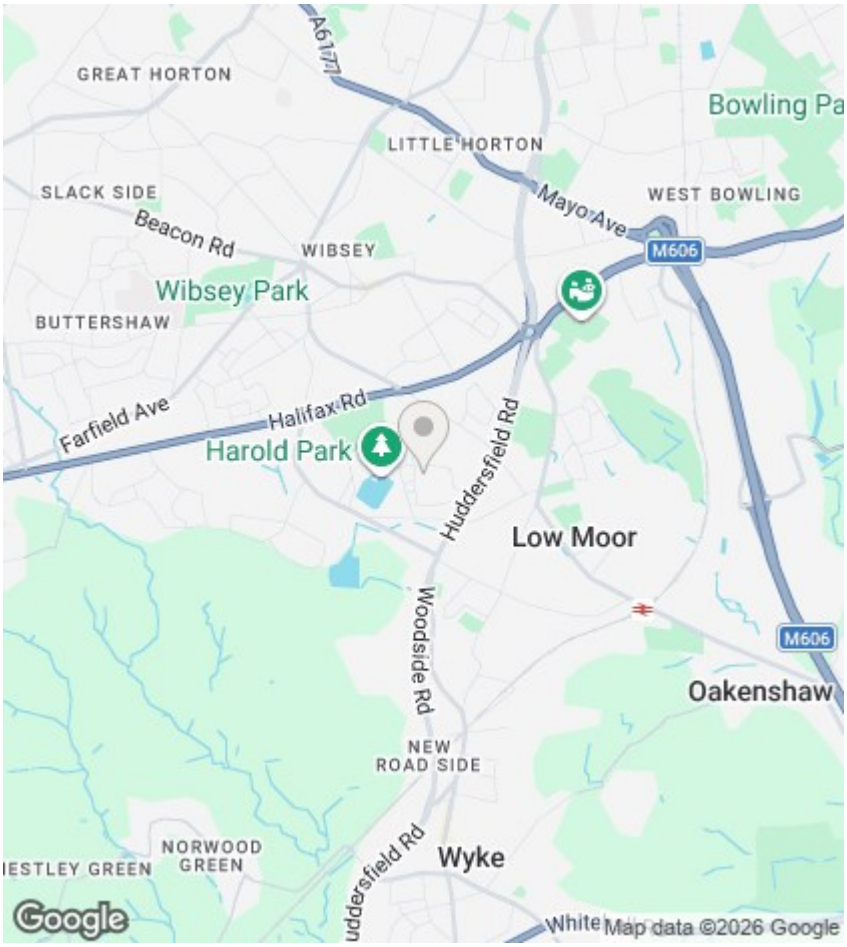
First Floor
Landing area with access to the loft space.

Bedroom One
11'8" x 8'7"
Window to the front elevation and a central heating radiator.

Bedroom Two
11'8" x 7'2"
Window to the rear elevation with distant open views and a central heating radiator.

Bathroom
A fully tiled bathroom with grey marble effect tiles comprising of a 3/4 bath with a rainfall shower over, washbasin with storage below and a low flush WC. Storage cupboard, laminate flooring, extractor and a chrome heated towel rail.

External
To the front of the property is an open plan garden with lawn and mature shrubs. To the rear (main entrance) is an enclosed garden with a paved patio seating area, gravelled area, stone pathway and an off-road parking space.



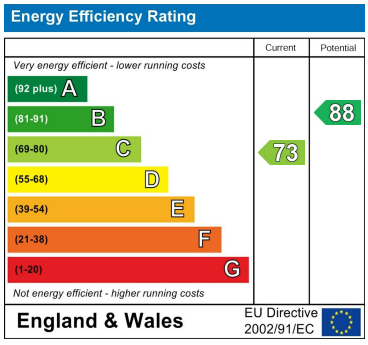
Directions

Viewings

Viewings by arrangement only.
Call 01274884040 to make an appointment.

EPC Rating:

C



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