bronte estates

52 Manor Row, Low Moor, Bradford, BD12 0DA

Offers Over £274,000

- IMPRESSIVE THREE BEDROOM SEMI DETACHED
- IMMACULATELY PRESENTED
- RETURNED TO THE MARKET DUE TO PURCHASERS ILL HEALTH
- OFF-ROAD PARKING
- LARGE ATTIC OFFERING POTENTIAL
- TASTEFULLY APPOINTED THROUGHOUT
- OAK FLOORING & INTERNAL DOORS
- GOOD DEGREE OF PRIVACY
- ENCLOSED REAR GARDEN & OFF ROAD PARKING
- SECURITY ALARM SYSTEM

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** UNEXPECTEDLY BACK ON THE MARKET ** SALE FALLEN THROUGH DUE TO PURCHASERS ILL HEALTH ** STUNNING THREE BEDROOM SEMI DETACHED ** PRESENTED TO A HIGH STANDARD THROUGHOUT ** DESIRABLE POSITION ** Bronte Estates are delighted to offer for sale this most impressive family home in Low Moor that is stylishly appointed and features modern decor, plus quality fixtures and fittings. The ground floor features oak flooring throughout and comprises of a living room, dining kitchen and a ground floor WC. To the first floor are three bedrooms and the family bathroom. Externally the property enjoys ample off-road parking on the block paved driveway and a superb enclosed rear garden. Located just a stones throw from Harold Park and local amenities. We are expecting a high demand for this immaculate family home. Arrange your viewing now.

unexpectantly

3 1 1 C

Council Tax Band: C

Hallway
15'8 x 7'0
A spacious hallway with oak flooring, stairs off to the first floor with glass balustrade, a useful storage cupboard and doors off to the Living Room, Dining Kitchen and WC. Ceiling spotlights, central heating radiator and a hard-wired smoke alarm.

Living Room
16'8 x 10'7
Oak flooring, bay window to the front elevation, two wall lights and a central heating radiator.

Dining-Kitchen
18'1 x 9'7
Fitted with a range of modern base and wall cabinets, laminated work surfaces with matching up-stands and integrated appliances including a dishwasher, electric oven, gas hob and an extractor above. Composite sink and drainer, plumbing for a washing machine and space for a tumble dryer and a large fridge-freezer. Dining area with ample space for dining with French doors leading out to the rear patio. Central heating radiator, oak flooring and a window to the rear elevation.

WC
Push-button WC, washbasin with storage below, oak flooring, window to the side elevation and a central heating radiator.

First Floor
Landing area with glass balustrade, window to the side elevation and access to the loft space.

Bedroom One
15'3 x 10'7
Bay window to the front elevation and a central heating radiator.

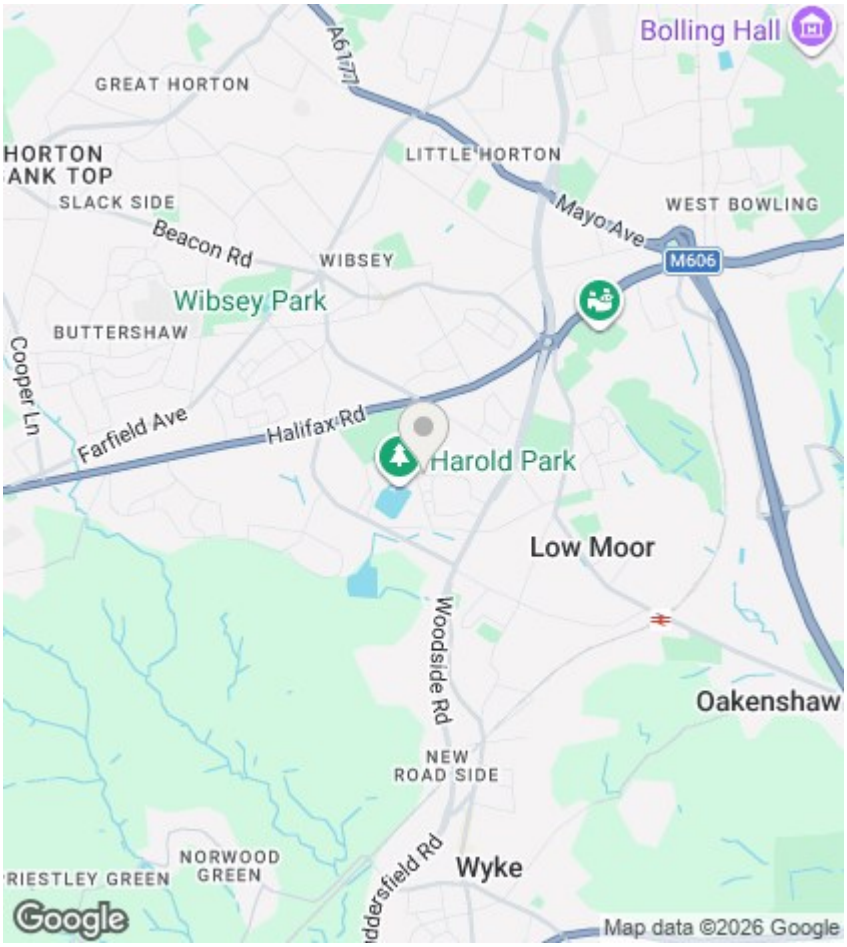
Bedroom Two
11'6 x 10'7
Window to the rear elevation and a central heating radiator. Currently used as a dressing room.

Bedroom Three
8'5 x 7'0
Window to the rear elevation and a central heating radiator. Currently used as a home office.

Bathroom
A modern bathroom suite comprising of a 'P' shape bath with rainfall shower over and hand-held attachment, glass screen, rectangular washbasin with mixer tap and a push-button WC. LED wall mirror, chrome heated towel rail and a window to the front elevation.

Loft
Accessed via a drop-down ladder from the landing. A large, boarded loft space with good head-height that offers further potential.

External
To the front of the property is a block-paved driveway with off-road parking, flower bed and mature trees. A secure gate at the side of the property leads to the rear. The rear garden consists of a paved patio seating area, a raised lawn area, outdoor power points, hot and cold outside taps and a storage area to the side with a garden shed. Secure and enclosed boundaries plus security flood lights to the side and rear.



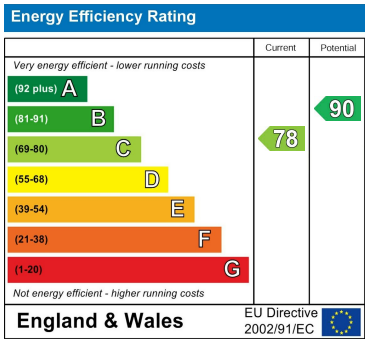
Directions

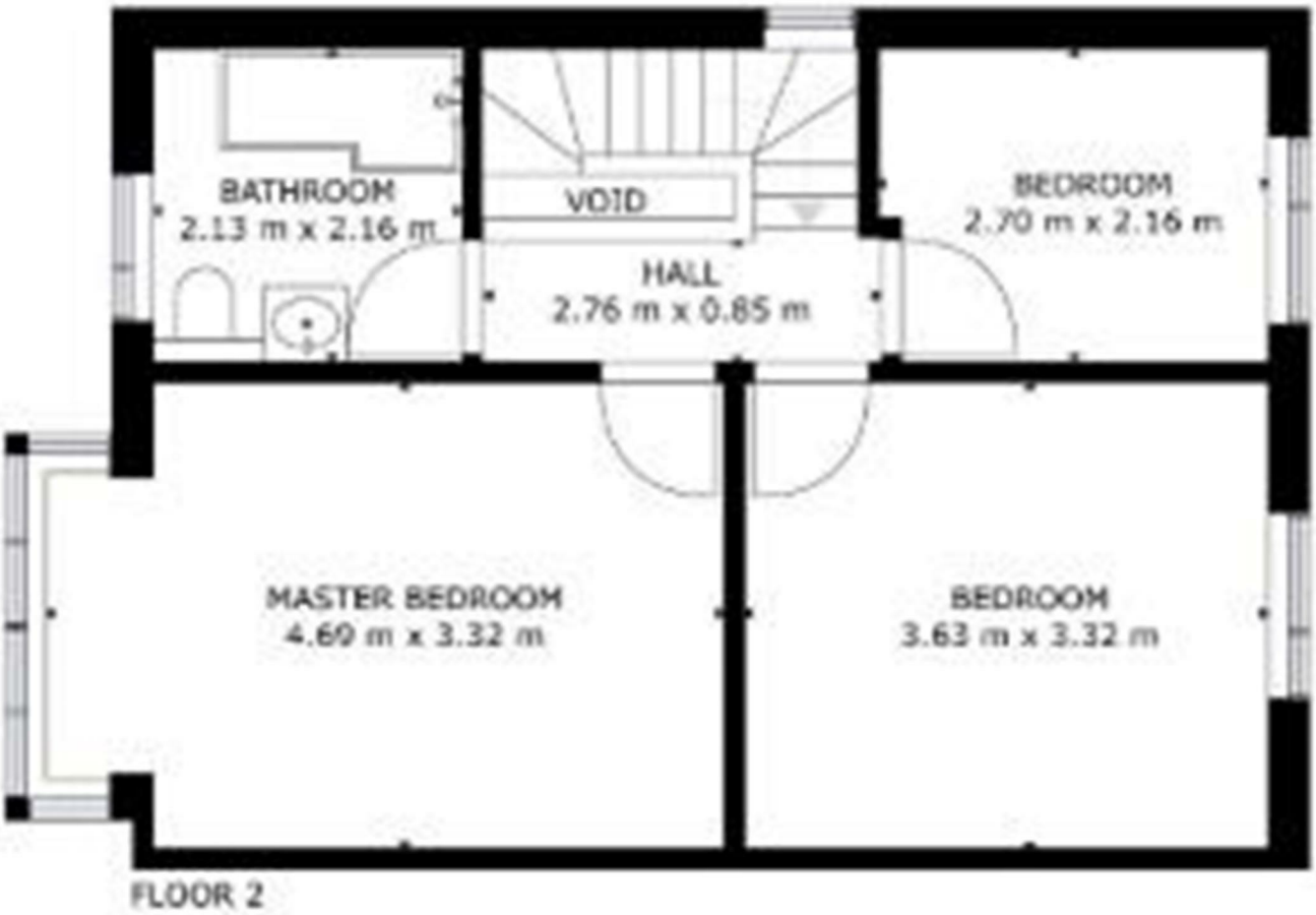
Viewings

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

EPC Rating:

C





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