

137 Abb Scott Lane, Low Moor

Bradford

Offers in Region of £165,000

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Attractively presented traditional mid through terrace
- Lobby, Delightful Lounge, Modern Kitchen, Cellar
- Three ample bedrooms, contemporary bathroom/w.c
- Viewing confidently recommended









Reception Lobby
Entrance lobby with external entrance door, staircase rising to first floor level and door leading into;

Lounge
14' 10" x 13' 11" (4.53m x 4.23m)
A generously sized living room which enjoys a bright aspect overlooking the frontage. The focal point of the room is a recessed feature log burner.

Kitchen
Being equipped with a contemporary range of fitted base and wall units together with counter worktop surfaces having an inset sink unit and integrated cooking appliances to include a single oven with gas hob over and extractor hood. Complimentary splashback tiling and outer rear door. Door off with staircase leading down to;

Basement Cellar
Serving as useful storage areas.

Landing
Providing access to all first floor rooms.

Bedroom One
A particularly sizeable principal bedroom.

Bedroom Two
10' 7" x 7' 11" (3.23m x 2.41m)
Further double bedroom, having a rear facing aspect.

Bedroom Three
9' 1" x 6' 0" (2.76m x 1.82m)
A most generous front facing third bedroom. In built store cupboard.

Bathroom/w.c
9' 1" x 6' 0" (2.76m x 1.82m)
Featuring a a modern three piece white suite comprising a rectangular panelled with shower over and glass splashback screen, pedestal hand wash basin and low level w.c. Predominance of complimentary wall tiling.







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GARDEN

The property is fronted by a small garden area with a gated entry and pathway leading to the entrance door. Whilst the rear is communal in nature, Whilst the rear is communal in nature, there is an area beyond which provides parking for one vehicle.









Floor 0



Floor 1

Approximate total area(1)

73.7 m²

793.31 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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