



25 Moffat Close, Wibsey, Bradford, BD6 3RL

£185,000

- DETACHED BUNGALOW
- GARDENS FRONT & REAR
- SINGLE GARAGE
- FULLY TILED SHOWER ROOM
- GAS CENTRAL HEATING
- TWO BEDROOMS
- DRIVEWAY PARKING
- LOUNGE & KITCHEN
- CHAIN FREE
- UPVC DOUBLE GLAZING

25 Moffat Close, Bradford BD6 3RL

Well presented TWO BEDROOM DETACHED BUNGALOW with gardens front & rear, driveway PARKING for at least 3 vehicles plus SINGLE GARAGE. The property consists of main hallway, kitchen, lounge, master bedroom, house bathroom & second bedroom/dining room. Well maintained internally & externally, with gas central heating & UPVC double glazing. Anybody wishing to book a viewing on this property should do so without delay to avoid disappointment. ** CHAIN FREE **



Council Tax Band: B



Well presented TWO BEDROOM DETACHED BUNGALOW in need of updating with gardens front & rear, driveway PARKING for at least 3 vehicles plus SINGLE GARAGE. The property consists of main hallway, kitchen, lounge, master bedroom, house bathroom & second bedroom/dining room. Well maintained internally & externally, with gas central heating & UPVC double glazing. Anybody wishing to book a viewing on this property should do so without delay to avoid disappointment. ** CHAIN FREE **

Small decorative garden to the front with mature flower beds. Driveway parking to the side for at least three vehicles leading to a single detached garage. Enclosed rear garden with paved patio seating area, lawn, mature shrubs.

ENTRANCE HALLWAY

L shape entrance hall with external door to the side, fitted storage cupboard, access to the loft, central heating radiator.

KITCHEN

9'4 x 7'2

Range of fitted base & wall units, contrasting work surfaces, complementary splash backs, stainless steel sink & drainer, space for a freestanding cooker, plumbing for an automatic washing machine, laminate flooring, central heating boiler central heating radiator, window to the front.

LOUNGE

19'9 x 8'9

Good size lounge with feature fireplace, fitted electric fire, two central heating radiators, windows to front & side.

BEDROOM ONE

13'8 x 8'9

Central heating radiator, window to the rear.

BEDROOM TWO

10'2 x 8'9

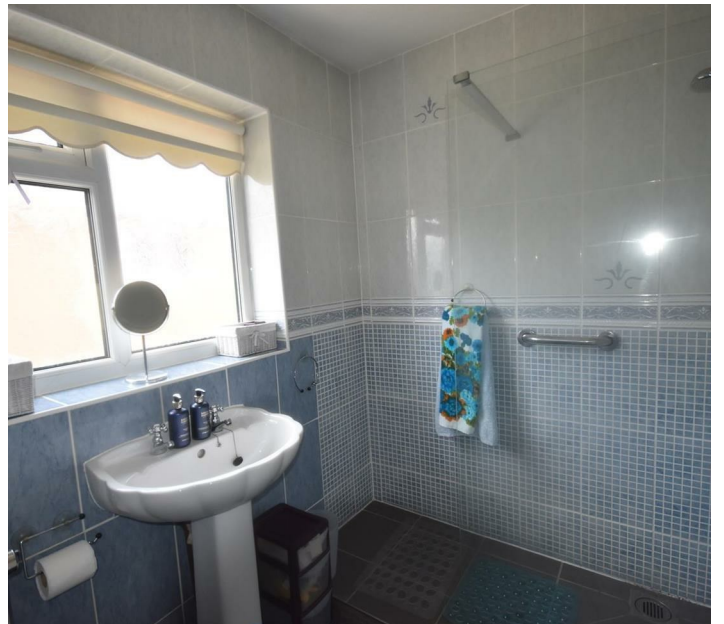
Central heating radiator, French doors to the rear garden. This room could be used as a second bedroom or separate dining room.

SHOWER ROOM

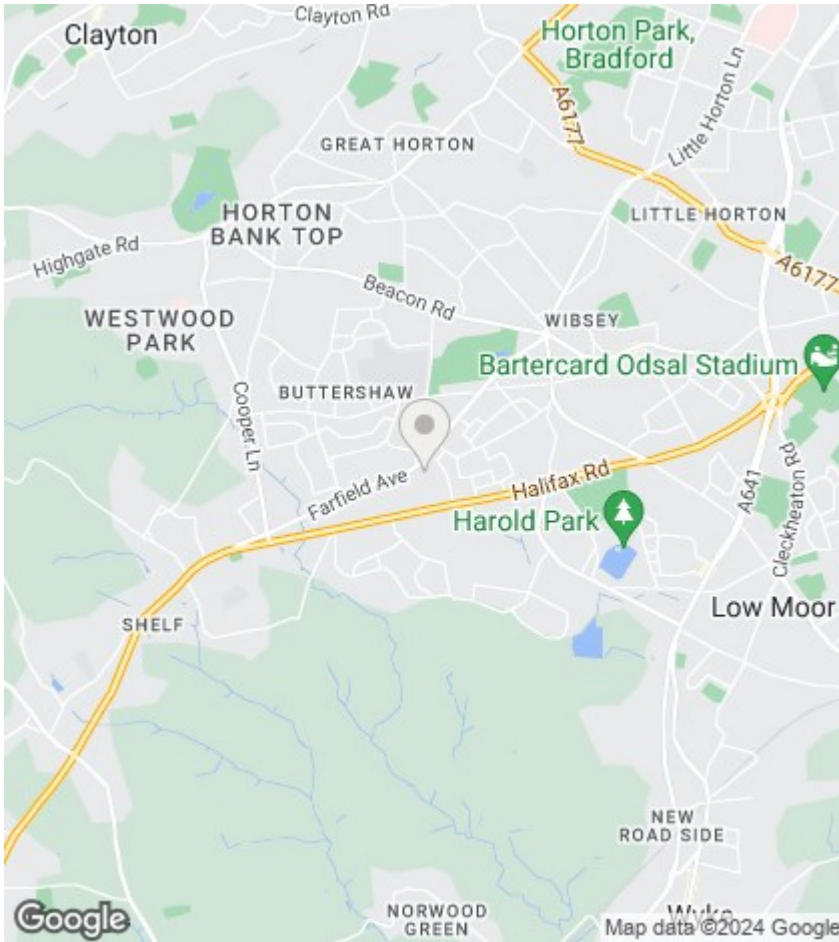
7'0 x 5'6

Three piece suite comprising; Walk in shower with glass shower screen & electric shower, pedestal wash basin, low flush WC, fully tiled walls, central heating radiator, window to the side.

EXTERIOR







Directions

Viewings

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

EPC Rating:

E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 