



36 Moor Close Avenue, Queensbury, Bradford, BD13 2BS

£178,000

- THREE BEDROOM MID TERRACE
- CUL-DE-SAC LOCATION
- ENCLOSED REAR GARDEN
- TWO RECEPTION ROOMS
- DESIRABLE POSITION
- EX-LOCAL AUTHORITY
- OPEN VIEWS TO THE FRONT
- CONSERVATORY TO THE REAR
- THREE DOUBLE BEDROOMS
- EARLY VIEWING ADVISED

36 Moor Close Avenue, Bradford BD13 2BS

**** THREE BEDROOM MID-TERRACE ** TWO RECEPTION ROOMS ** CONSERVATORY ** THREE DOUBLE BEDROOMS ** OPEN OUTLOOK TO THE FRONT **** Bronte Estates are pleased to offer for sale this spacious family home, located in a cul-de-sac position on the outskirts of Queensbury, enjoying an open aspect to the front across green open space. Benefitting from gas central heating, UPVC double glazing, a superb rear garden and briefly comprises of: Porch, Hallway, Lounge, Dining Room, Kitchen, Conservatory, three Bedrooms & Bathroom. On-road parking available to the front.



Council Tax Band: A



Porch

A front entrance porch with UPVC door and windows, plus a tiled floor.

Hallway

A good-sized hallway with stairs off to the first floor, under-stairs storage, a central heating radiator and a door to the lounge.

Lounge

12'9" x 12'5"

Marble fireplace with a living flame gas fire, window to the front elevation and a central heating radiator. Door to the dining room.

Dining Room

10'9" x 10'2"

Sliding patio doors leading to the conservatory, a central heating radiator and a door to the kitchen.

Kitchen

10'9" x 8'6"

Fitted with a range of base and wall units, laminated working surfaces and splash-back wall tiling. Integrated electric oven, gas hob and extractor above. Plumbing for a washing machine, window to the rear elevation and a central heating radiator.

Conservatory

9'2" x 8'10"

A white UPVC conservatory with integrated louvre blinds and French doors leading out to the rear garden.

First Floor

A spacious landing area gives access to the bedrooms and bathroom. Access to the loft space, airing cupboard and a central heating radiator.

Bedroom One

12'9" x 10'5"

Fitted with wall to wall wardrobes, dressing table and drawers. Window to the front elevation enjoying the open aspect and a central heating radiator.

Bedroom Two

12'5" x 10'9"

Fitted double wardrobe with mirror sliding

doors, window to the rear elevation and a central heating radiator.

Bedroom Three

11'5" x 9'10"

Fitted double wardrobe, window to the front and a central heating radiator.

Bathroom

Shower cubicle with electric shower, pedestal washbasin and a low flush WC. Two windows to the rear elevation and a central heating radiator.

External

To the front of the property is an enclosed garden with a paved seating area and a variety of shrubs & mature planting. A passageway leads to the rear. The rear garden is a good size and consists of paved seating areas, flower beds, mature shrubs & trees, plus a shed and summerhouse.

Additional Information

When placing an offer, please bear in mind that we cannot list the property as sold until we have seen full proof of funding, and you have completed our digital ID checks for anti-money laundering purposes. Our digital ID checks include a small fee as they are done through a third party; we ask for your cooperation at this stage to ensure there will be no delays in agreeing a sale.

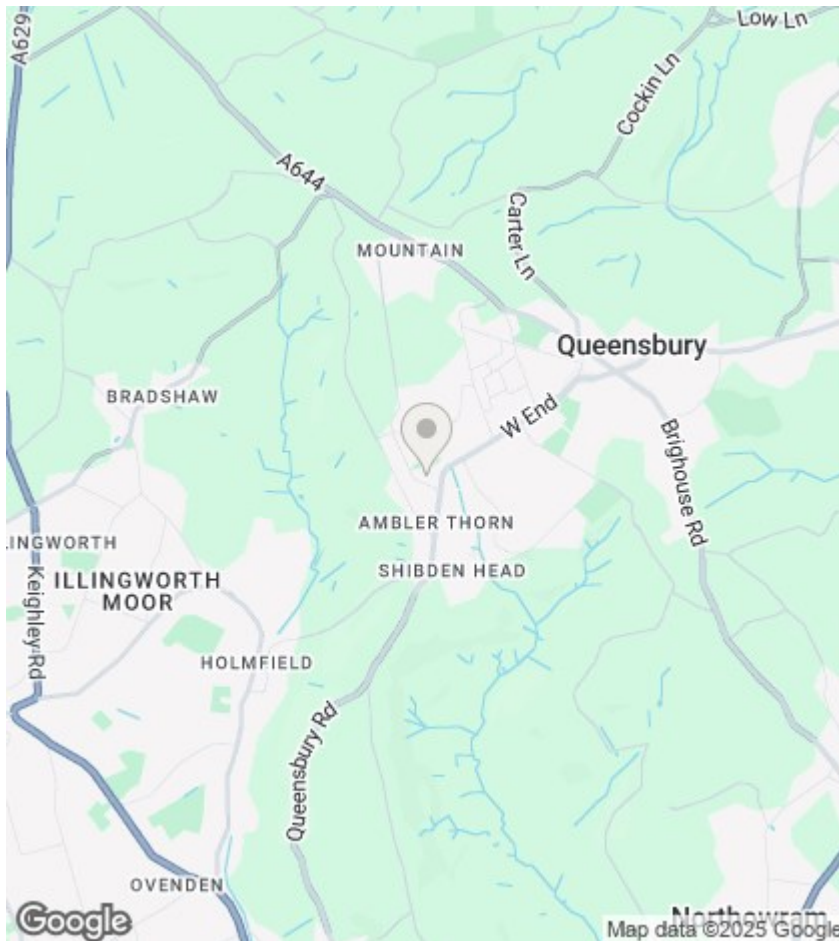
While we take extra care in making our sales particulars accurate and reliable, they are only a general guide and are to be used as such. Should you have any further questions on the property, please do not hesitate to contact the office via phone, email or in person and we will be more than happy to help you the best we can.

Our floor plans and measurements are created with utmost precision to the best of our ability; however, we cannot guarantee all measurements will be 100% accurate. You must verify the dimensions carefully before ordering any built-in furniture, carpets etc.

This property is ex-local authority.







Directions

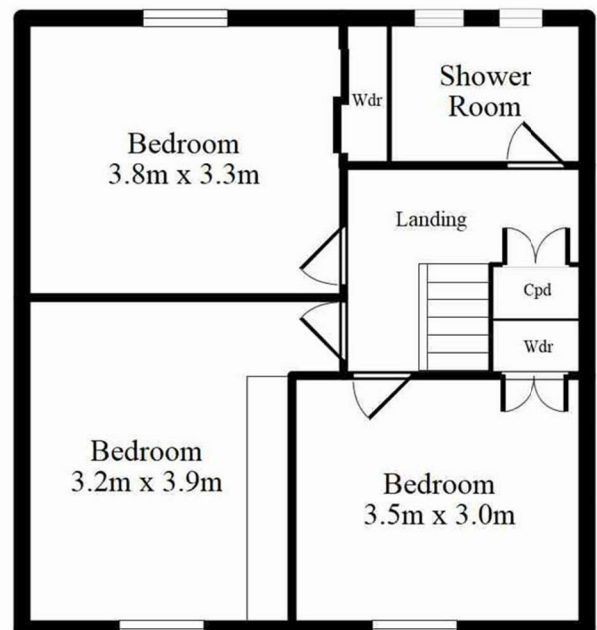
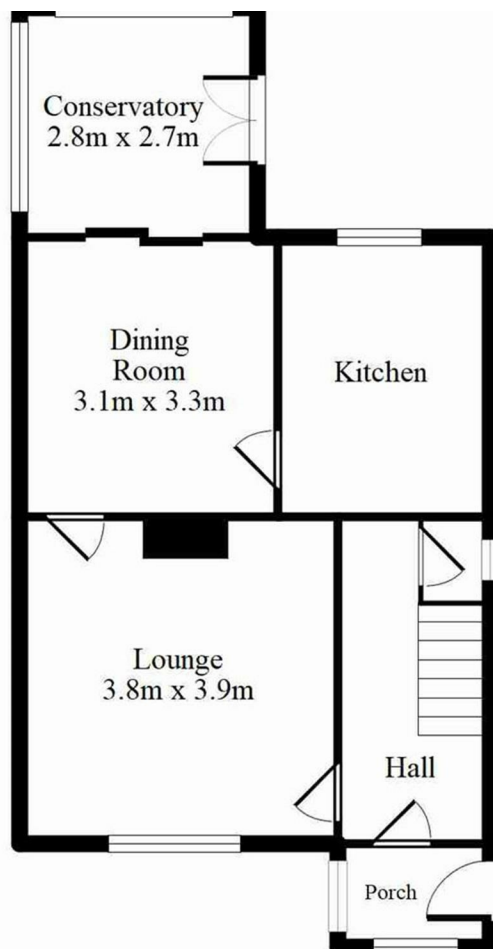
Viewings

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

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	64	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Every attempt has been made to ensure this floor plan is accurate, however their accuracy is not guaranteed. The floorplan is for illustrative purposes and should be used in that context. GFPMS 2025