



BARKERS

OPENING DOORS FOR YOU



3 Moorcroft Drive

Bradford 4, BD4 6NJ

Asking Price Of £89,000

Property Description

Offered for sale with NO CHAIN is this well presented character cottage which would make an ideal purchase for a first time buyer or investor and must be viewed to be appreciated. Ideally situated within easy reach of local shops, amenities, bus routes and just minutes from junctions 26 and 27 of the M62 motorway network making it ideal for commuters. The property benefits from uPVC double glazing and gas central heating. The accommodation briefly comprises: Kitchen, lounge, basement cellar, double bedroom and bathroom. Private parking for several vehicles to the front elevation plus garage space.

KITCHEN

4' 0" x 16' 8" (1.23m x 5.10m) Fitted with a range of wall and base units with complementary butchers block work surfaces and a Belfast sink with a mixer tap, gas cooker, wood stripped flooring and French doors lead into the lounge. A door leads to the staircase which give access to the first floor landing.

LOUNGE

9' 10" x 17' 5" (3.00m x 5.32m) Featuring an inglenook fireplace and a door gives access to the basement cellar.

BASEMENT CELLAR

6' 0" x 19' 6" (1.85m x 5.96m) Provides useful storage and has plumbing for a washing machine.

FIRST FLOOR LANDING

Loft access point with drop down ladder and fully boarded, doors leading into the double bedroom and bathroom.

DOUBLE BEDROOM

10' 2" x 17' 1" (3.12m x 5.21m) Spacious double room with a built-in storage cupboard with a hanging rail and shelving.

BATHROOM

4' 2" x 10' 7" (1.28m x 3.25m) Fitted with a three piece white suite which comprises of a bath with a mixer shower tap, W.C and wash basin. Laminate flooring and part wood paneled and part tiled walls.

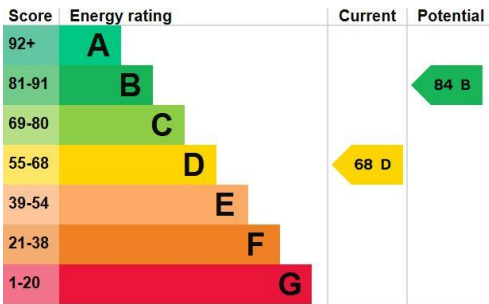
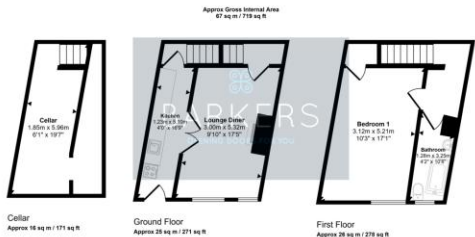
EXTERIOR

Private parking plus garage space.

ADDITIONAL INFORMATION

Tenure - Freehold

Council tax band - A



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