



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	80
(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		



Viewing arrangements

Strictly by appointment through WW Estates
 01274 693737
 wibsey@wwestateagents.com

Directions

See mapping.

**Moore Avenue, Bradford, West Yorkshire BD7 4HR
 Offers In The Region Of £295,000**

5 - 7 Beacon Road, Wibsey, Bradford, BD6 3HB | 01274 693737 | wibsey@wwestateagents.com | www.wwestateagents.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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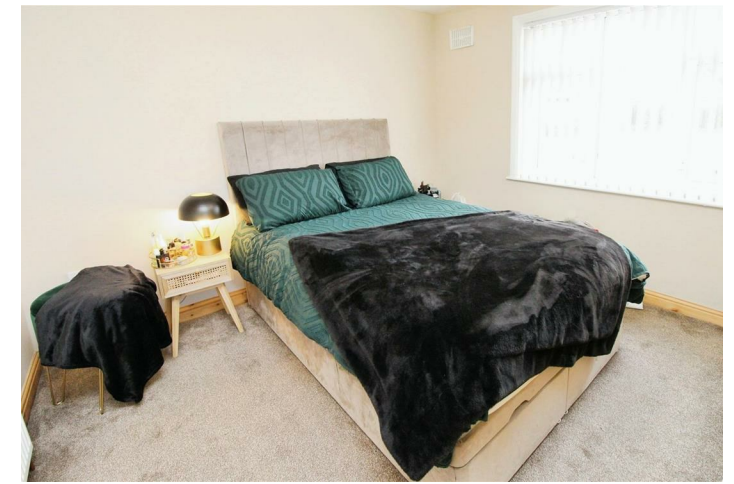
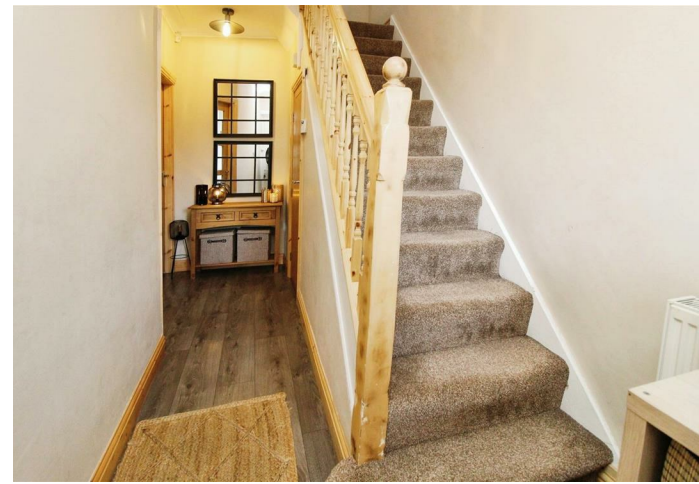
Highly Sought After Moore Avenue *** Low Maintenance Garden *** Garage And Driveway *** Close To Local Schools, Shops And Amenities *** Four Double Bedrooms *** Two Bathrooms *** No Onward Chain.

Extremely well presented four double bedroom semi-detached house. The property is situated in close proximity to an array of village amenities including schools, health centres, supermarkets and restaurants. The property is conveniently located a few miles from the M62 motorway network, Low Moor train station and sits centrally on bus routes to Bradford, Halifax, Leeds and beyond.

The accommodation briefly comprises; Entrance hall with under stairs storage and access to the cellar, lounge with bay window and media wall, spacious kitchen/diner with modern fitted wall and base units, range cooker with extractor hood above, integrated washing machine, tumble dryer and space for a fridge/freezer. On the first floor the landing gives access to two double bedrooms and the

family bathroom with panel bath (shower over) low level WC and hand wash basin, there is also a separate WC. On the second floor there is two further double bedrooms and a modern shower room with shower cubicle, low level WC and a vanity hand wash unit.

Outside; There is a driveway to the front of the property that provides ample off street parking. The low maintenance landscaped rear garden has a patio seating area, artificial lawn and stairs leading to a door to access the garage.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Extremely well presented four double bedroom semi-detached house in highly desirable location.

Rating authority
Borough Council Tax Band C

Services
INDEPENDENT MORTGAGE & FINANCIAL ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - REMORTGAGES ETC. WW Estates are introducer's to Mortgages With Hannie & Co Ltd, who are authorised and regulated by the Financial conduct Authority.

Tenure
Freehold