



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	68	
(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 627444
 sales@wwstateagents.com



Directions

See mapping



Moorside Road, Bradford, BD2 3HS
Offers In The Region Of £175,000

359 - 361 Idle Road, Bolton Junction, Bradford, BD2 2AH | 01274 627444 | sales@wwstateagents.com | www.wwstateagents.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.



Moorside Road, Bradford, BD2 3HS



**** SEMI DETACHED ** 3 BEDROOMS ** AMPLE SPACE TO EXTEND (subject to pp) ** MODERN KITCHEN & BATHROOM ** NO ONWARD CHAIN ** VERY WELL PRESENTED ** OPEN VIEWS ** CLOSE TO GOOD SCHOOLS AND LOCAL AMENITIES ****

Wonderful opportunity to view this **THREE BEDROOM SEMI DETACHED** occupying an elevated position and offering stunning views of the surrounding area, this would suit first time buyers & families alike.

The property comprises:- Access is through a PVCu door into hallway with wood effect laminate flooring, central heating radiator, stairs to first floor and doors leading to the living room and dining kitchen. The spacious living room benefits a half bay window to the front elevation allowing lots of natural light to flow, gas fire with modern white surround and hearth. Wood effect laminate flooring, ceiling cornice & central heating radiator.

The modern dining kitchen has a selection of white wall and base units with brush copper handles, white ceramic sink with mixer tap and tiled splash backs & composite worktops. inset spot lights and

space for range cooker with stainless steel curved glass chimney hood above. Plumbing for a dishwasher and washing machine and French door leading into the rear garden.

Stairs rise to the first floor landing where you will find 3 bedrooms and the family bathroom. Bedroom 1 has a half bay window, light décor & carpet flooring and central heating radiator. Bedroom 2 is also a spacious double with ceiling cornice, picture window with roller blinds and laminate flooring. Bedroom 3 offers a generous single. The modern bathroom is fully tiled with a three piece suite in white with chrome fittings, including panelled bath with shower over and bifold shower screen, combination vanity unit and push button W.C.

Externally the front garden has a lawn and slate garden & access path to the property. The rear garden is elevated with mature plans and borders.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

Rating authority
Borough Council Tax Band C

Services

INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates introduce to Altogether Financial Solutions Ltd, who are authorised and regulated by the Financial Conduct Authority.

Tenure
Freehold