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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		<b>61</b>	<b>77</b>
	EU Directive 2002/91/EC		



**Viewing arrangements**

Strictly by appointment through WW Estates  
 01274 627444  
 sales@wwestateagents.com

**Directions**

See mapping.



**Moorside Avenue, Bradford, BD2 3HG**  
**Offers In The Region Of £180,000**

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





Moorside Avenue, Bradford, BD2 3HG



SEMI-DETACHED \*\* 3 BEDROOMS + OCCASIONAL LOFT ROOM \*\* MODERN KITCHEN & BATHROOM \*\* CONSERVATORY \*\* GARDENS FRONT & REAR \*\* GARAGE \*\* QUIET CUL-DE-SAC \*\* This desirable home offers a generously sized well presented accommodation, situated in a popular location close to local amenities & reputable schools.

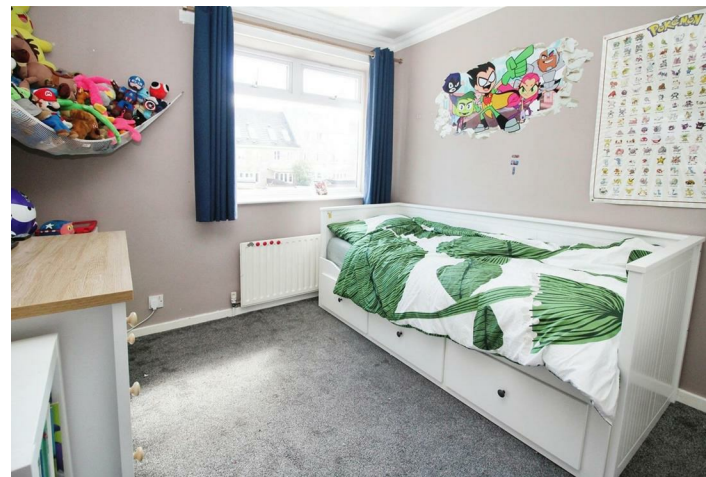
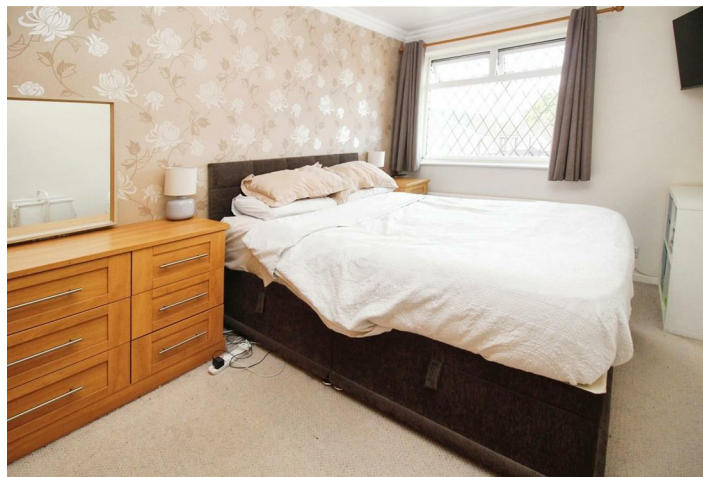
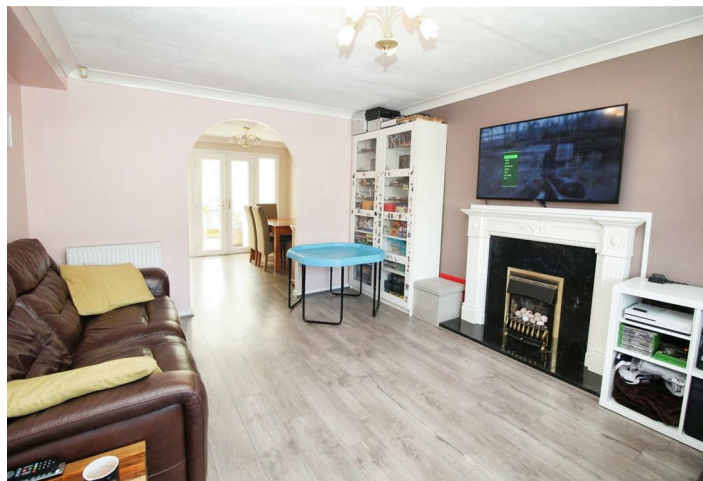
The accommodation briefly comprises: vestibule, Into living room is bright and airy thanks to the lovely picture bay window which allows the light to flow, there is a feature Adams style surround with marble hearth & back with inset living flame gas fire, ceiling coving, C/H radiator and laminate Ash flooring, archway leads into the dining room with ceiling coving, laminate flooring, C/H radiator, door to kitchen and French doors leading to the PVCu conservatory which is lovely addition to this family home.

The modern kitchen consists of a range of shaker style base & wall units in light Oak with contrasting worksurfaces, tiled splashbacks, stainless steel sink with mixer tap. Integrated double oven, gas hob & extraction chimney, fridge freezer and plumbed for a washing machine and dish washer.

All three bedrooms are situated on the first floor alongside the family bathroom, the spacious master benefits from fitted wardrobes, bedside draws and carpet flooring, 'paddle staircase provides access to the occasional loft room benefitting from a large Velux window, built in eves storage, C/H radiator and carpet floor. Bedroom two is also a generous double & the third a good sized single, all are finished with light neutral décor.

The house bathroom comprises; three piece suite in white with chrome fittings, 'P shaped' bath with over shower & splash screen, vanity sink unit with concealed system W.C. finished with contemporary grey tiling.

Externally the property benefits from drive leading to a detached garage, well maintained garden to the front & paved patio style garden to the rear with artificial lawn, timber fencing and Bay tree hedging



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

<p><b>Fixtures &amp; fittings</b> Modern Semi Detached Home, Three Bedrooms, Popular Location.</p> <p><b>Rating authority</b> Borough Council Tax Band B</p>	<p><b>Services</b> INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS &amp; PROTECTION ETC. WW Estates introduce to Altogether Financial Solutions Ltd, who are authorised and regulated by the Financial Conduct Authority.</p> <p><b>Tenure</b> Freehold</p>
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