




Moorside Gardens, BD 2

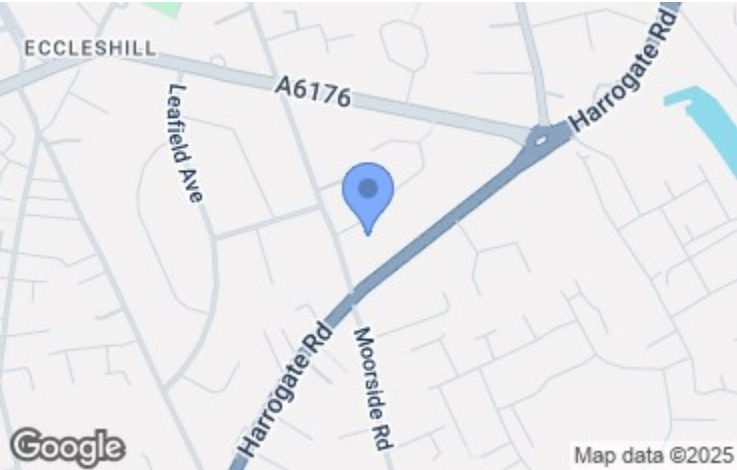
Approximate Gross Internal Area = 91.7 sq m / 987 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1162526)



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

Directions

See Mapping.



Moorside Gardens, Bradford, BD2 3RE
Offers Over £220,000

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 Gardens, Bradford, BD2 3RE

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**** 3 BEDROOM SEMI-DETACHED ** IDEAL FAMILY HOME ** ENCLOSED REAR GARDEN ** EXTENDED LIVING ROOM ** POTENTIAL FOR FURTHER EXTENSION S.T.P.P ** CLOSE TO ALL LOCAL AMENITIES ** WELL-REGARDED SCHOOLS NEARBY ****
A three bedroom semi-detached family home, ideally situated on a quiet cul-de-sac within a popular residential location ideal for families.

The property offers accommodation over two floors and briefly comprises an entrance hall with access to the kitchen and stairs to the first floor. The kitchen is fully fitted with a range of wall and base units and work surfaces over, integrated washing machine, dishwasher, fridge and freezer, a sink and drainer, a gas cooker with five ring hob, access to the rear garden and living room. The living room is substantial in size, naturally lit via dual aspect double glazed windows, a gas fire with mantle over, gas central heating radiator and access to the dining room. A second reception room, separated via double doors provides space for dining with gas central heating and a double glazed bay window

to front.
A landing on the second floor provides access to the bedrooms and bathroom with a loft hatch and drop down ladder leading to a boarded loft. The main double bedroom is fitted with wardrobes and dresser, a double glazed window to front and radiator. The second double bedroom includes a built in wardrobe with mirrored sliding doors, a D/G window to rear and GCH/radiator. A generous third single bedroom provides space for a home office and/or a bedroom with window to front, radiator and built in storage cupboard. The family bathroom is fully tiled comprising a white three piece suite consisting of a bath with shower over, wash hand basin and w/c.

Externally, the property benefits from a laid to lawn garden to front with privacy provided by mature gardens, a driveway leading to a detached garage. The rear garden is fully enclosed with fenced borders comprising a well-maintained lawn and patio seating area.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Extended Three Bedroom Semi-Detached Family Home Situated On A Quiet Cul-De-Sac Within A Popular Residential Location.

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