

Cellar
Floor area 7.5 m² (81 sq.ft.)

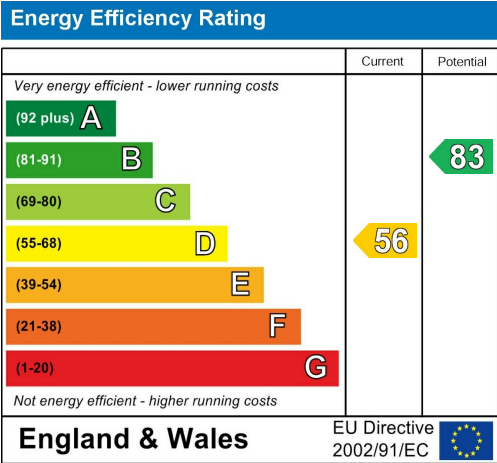
Ground Floor
Floor area 50.0 m² (538 sq.ft.)

First Floor
Floor area 50.0 m² (538 sq.ft.)

Second Floor
Floor area 50.0 m² (538 sq.ft.)

TOTAL: 157.5 m² (1,695 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Directions

See Mapping.



Viewing arrangements

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

Moorwell Place, Bradford, BD2 2EX
£280,000

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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.



Moorwell Place, Bradford, BD2 2EX

 1  4  2

GRADE II LISTED TOWNHOUSE **
ACCOMMODATION OVER THREE FLOORS **
TWO BATHROOMS ** MODERN KITCHEN **
IMPRESSIVE MAIN BEDROOM WITH EN-SUITE ** DOUBLE GLAZING ** CENTRAL HEATING ** TWO GARDENS **
Enjoying a quiet yet convenient location, this home is perfectly positioned within Eccleshill’s recently designated Conservation Area, in close proximity to local amenities, highly regarded schools, and excellent transport links.

Step into the welcoming hallway, where stairs lead to the first floor and a door opens into the stylish kitchen. The kitchen boasts an extensive range of units with underlighting, complemented by integrated appliances, including a dishwasher, six-ring gas hob, microwave, double oven, fridge freezer, and a washing machine. There’s ample space for a family dining table, along with a convenient breakfast bar. A window overlooks the park, bringing in natural light.

A hallway to the rear leads to a door to the garden, cellar, and reception room. The reception room is a cosy retreat featuring a log fireplace and a view of the rear garden.

The landing provides access to three bedrooms, a modern shower room, and a staircase leading to the main bedroom. Bedroom 2: A spacious double room at the front of the property. Bedroom 3: A bright and airy room, currently used as a children's bedroom. Bedroom 4: A well-proportioned double bedroom overlooking the rear garden.

The impressive main bedroom is accessed via a private staircase and spans approximately 40 sqm. This stunning space features built-in wardrobes, and an en-suite. The boiler is discreetly housed within its own storage room through the fitted wardrobes.
The en-suite is a sleek four-piece suite, complete with a bath, basin, WC, and a separate shower.

The house is situated on a private road to the front with two well-maintained gardens to rear providing enclosed outdoor space with seating areas, external storage, outside power & water, gardening and planting areas.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

Deceptively Spacious Four Bedroom Grade II Listed Family Home, Ideally Located With Enclosed Gardens, Multiple Receptions Rooms & Generously Spacious Rooms Throughout.

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