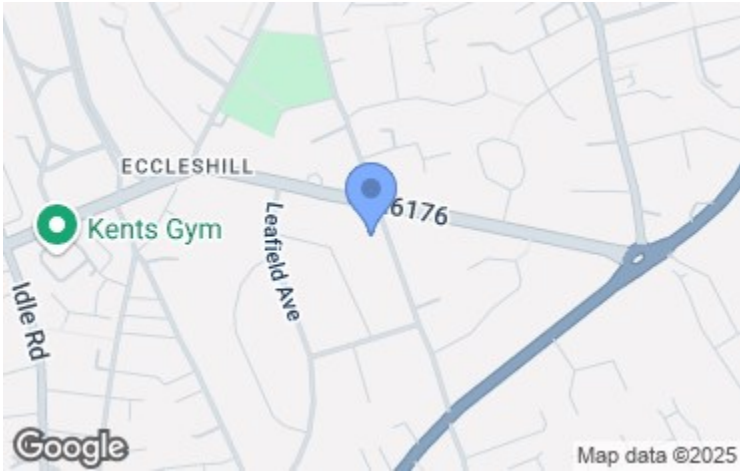




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Viewing arrangements

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

Directions

See mapping.

Moorside Road, Bradford, Yorkshire BD2 3RB  
Offers In The Region Of £200,000

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 Road, Bradford, Yorkshire BD2 3RB

 2  3  1

**\*\* 3 GOOD SIZED BEDROOMS \*\* MATURE SEMI-DETACHED \*\* 2 RECEPTION ROOMS \*\* SIDE EXTENSION \*\* IDEAL FAMILY HOME \*\* CONVENIENT LOCATION \*\* DRIVE & GARAGE \*\* ENCLOSED REAR GARDEN \*\* NO CHAIN \*\*** This three bedroom family home is ideally location within close proximity to a number of local amenities, excellent transport links and within the catchment area for well-regarded schools.

The house offers internally, accommodation over two floors and briefly comprises: Composite door into spacious entrance hall, leading to living room, dining room, kitchen, utility room and stairs to the first floor. The living room features an inset fire grate to chimney breast with mantle over, a large double glazed half bay window to front, cornice ceiling, C/H radiator and carpet floor. The dining/second reception room has a stone fire surround with inset fire, picture window & carpet floor. The kitchen has a range of fitted gloss white wall and base units, free standing cooker, s/steel sink and drainer, tiled

splashbacks and timber stable door into extended dining/utility room.

The first floor landing leads to all bedrooms, family bathroom and boarded loft. The main double sits to the front elevation, naturally lit via a double glazed half bay window to front, generous in size and fitted with wardrobes & dresser, C/H radiator and carpet floor. The second generous double over-looks the rear garden via a double glazed window and includes fitted wardrobes, C/H radiator and carpet. The third bedroom has ample space for a single bed but could be utilised as a home office. A fully tiled family bathroom comprises a white piece suite including a bath, separate shower cubicle, push button w/c and gloss white vanity hand basin.

Externally, the property benefits from a driveway and garden to front. The enclosed rear garden provides a generous outside space with the property with patio, lawn, flowerbeds and fenced surround, with access to under house storage housing the boiler and detached garage.



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

Fixtures & fittings  
Beautiful Mature Semi-Detached Home.

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