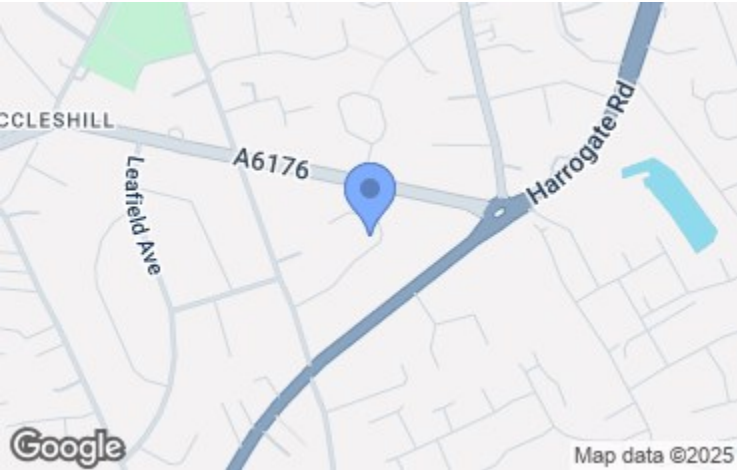




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	78	87
England & Wales	EU Directive 2002/91/EC	



Viewing arrangements

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

Directions

See Mapping.

Moorside Gardens, Bradford, BD2 3RE
Offers In The Region Of £240,000

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.



**** 3/4 BEDROOM SEMI-DETACHED ** MODERN OPEN PLAN DINING KITCHEN ** OCCATIONAL ROOM ** IDEAL FAMILY HOME ** QUIET CUL-DE-SAC POSITION ** OFF-STREET PARKING ** ENCLOSED REAR GARDEN ** POTENTIAL TO EXTEND S.T.P.P. **** This three bedroom family home is ideally located within close proximity to an array of local amenities, excellent transport links and within the catchment area for well-regarded schools.

The accommodation briefly comprises; Composite door into entrance hall leading to living room, dining kitchen and stairs to the first floor. The living room features stylish inset living flame fire to chimney breast, light painted walls with recessed LED lighting, large half bay double glazed picture window, C/H radiator and grey ash laminate flooring.

To the rear aspect is a beautifully designed open plan dining kitchen including a modern fitted kitchen in Dove grey with chrome handles, complementary square edge worksurfaces, composite sink with mixer tap & pearl glazed tiled splash backs. Integrated double oven & 5 burner gas hob with over extractor hood, integrated

dishwasher and plumbed for washing machine. Ample space to accommodate a dining table & chairs with French doors opening out into the low maintenance rear garden, finished with laminate flooring.

3 bedrooms are situated on the first floor alongside the family bathroom, the generous master benefits from light décor, half bay window and laminate flooring. A further double bedroom & an ample sized single room, all finished with light modern décor. The family bathroom comprises of a 3 piece suite in white with chrome fittings, floating vanity hand wash, low level W.C. Bath with over power shower & finished with fully tiled walls & floor. Staircase leads to occasional attic room with velux window and carpet floor.

Externally front garden benefits from lawn & block paved drive offering off road parking and leading to detached garage. To the rear is a paved patio, pebbled area and secluded seating area.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Beautiful 3 Bedroom Detached Home Set In A Quiet Location With Occasional Fourth Bedroom.

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