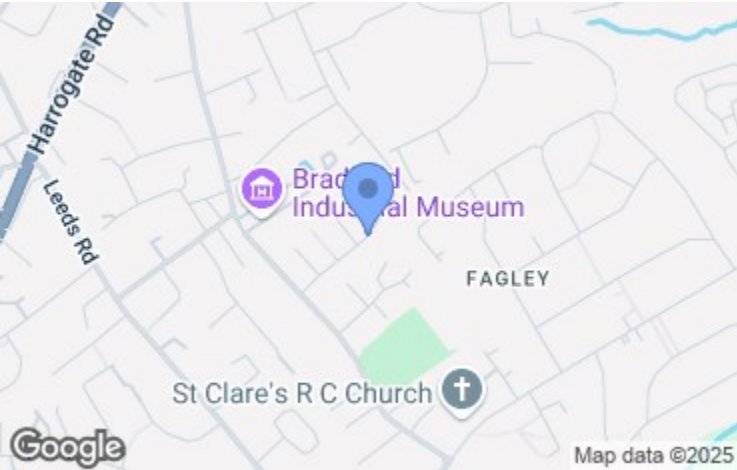




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Viewing arrangements

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

Directions

See Mapping...

Moorside Avenue, Bradford, BD2 3HG
Offers In The Region Of £160,000

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 BEDROOMS ** SEMI-DETACHED ** NO ONWARD CHAIN ** IDEAL FIRST TIME BUY ** POTENTIAL INVESMENT ** SCOPE TO EXTEND S.T.P.P. ** QUIET CUL-DE-SAC LOCATION ** IN NEED OF COSMETIC IMPROVEMENT **** A three-bedroom semi-detached house presents an excellent opportunity for those seeking a property with potential. Offered to the market with no onward chain, this home is perfect for first-time buyers, young professionals, or buy-to-let investors alike.

An entrance hall leads into a spacious through lounge diner and stairs to the first floor. This area is filled with natural light, thanks to a double-glazed window at the front and French patio doors that open to the rear garden. The room features gas central heating and a gas fire. Adjacent to the dining area is a fitted kitchen, equipped with wall and base units, plumbing for a washing machine, and an integral electric oven with a gas hob. The kitchen also boasts a sink and drainer, tiled splashbacks, and a handy pantry cupboard, with a door and a window

leading to the rear.

The first floor landing, complete with built-in storage, provides access to three generously sized bedrooms. Two of these are doubles, while the third is a spacious single, all featuring neutral décor and carpeted flooring, double glazed windows and gas central heating. The family bathroom is fully tiled and includes a bath, W/C, and wash hand basin, along with a double-glazed window and gas central heating.

Externally, the property benefits from ample off-street parking to the side, a front garden mainly laid to lawn with a flowerbed border, and a secluded rear garden that offers a peaceful retreat. This garden is predominantly laid to lawn and features a raised patio seating area, surrounded by mature garden borders, perfect for outdoor gatherings.

With its potential for cosmetic improvement and the possibility to extend, subject to planning permission, this property is a fantastic opportunity for those looking to create their ideal home.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Three Bedroom Semi-Detached Offered To The Market With No Onward Chain.

Rating authority
Borough Council Tax Band B

Services
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Tenure
Freehold