



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	56	
(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

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, BD2 3RD
Offers In The Region Of £299,950



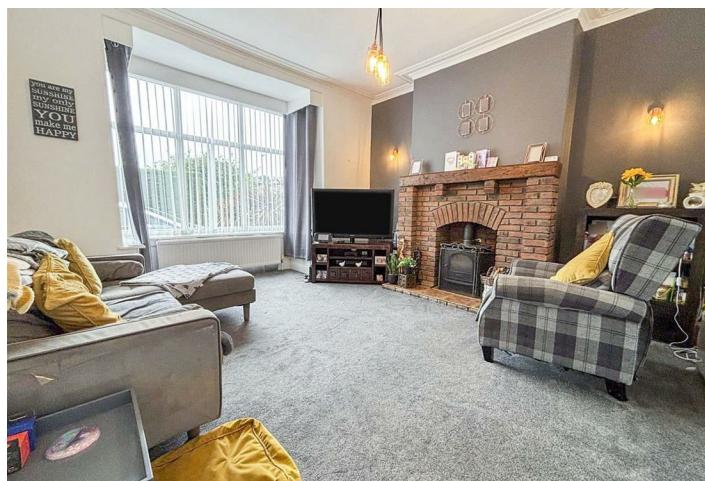
** 4 BEDROOMS ** IDEAL FAMILY HOME
 ** TWO RECEPTION ROOMS ** LARGE GARDENS ** OFF-STREET PARKING **
 POTENTIAL TO EXTEND ** A mature 4 bedroom semi-detached family home offers a delightful blend of comfort and potential. With 2 spacious reception rooms, this property is perfect for family living and entertaining. Upon entering, you are greeted by a light and airy entrance hall that leads to a generous lounge, complete with a log burner and an exposed brick fireplace and bay window to front. Adjacent to the lounge is a second reception room, currently utilised as a playroom and dining area, which opens into a uPVC double glazed conservatory extension, providing additional space for relaxation or family gatherings. The separate kitchen, while in need of some modernisation, is fully equipped with wall and base units, plumbing for appliances, and a breakfast bar, making it a functional space.

The first floor boasts a spacious landing that leads to two double bedrooms, both featuring

fitted wardrobes, and a third single bedroom. The family bathroom is tastefully designed with modern tiling and a three-piece suite, complemented by a separate w/c for added convenience. A staircase leads to the attic, where a fourth bedroom complete with a Velux window and under-eaves storage.

Externally, the property benefits from an enclosed driveway with off-street parking for multiple vehicles, alongside mature gardens that offer privacy. The substantial rear garden is mainly laid to lawn, providing ample space for children to play or for hosting gatherings, with the potential for further extension, subject to planning permission and the addition of a detached tandem garage.

Situated in a sought-after residential area, this home is conveniently located near local amenities and falls within the catchment for well-regarded schools, making it an ideal choice for families. With gas central heating, double glazing, and a neutral décor throughout, this property has a ready to move in feel.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
 Four Bedroom Mature Semi-Detached Family Home
 With Substantial Garden To Rear.

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