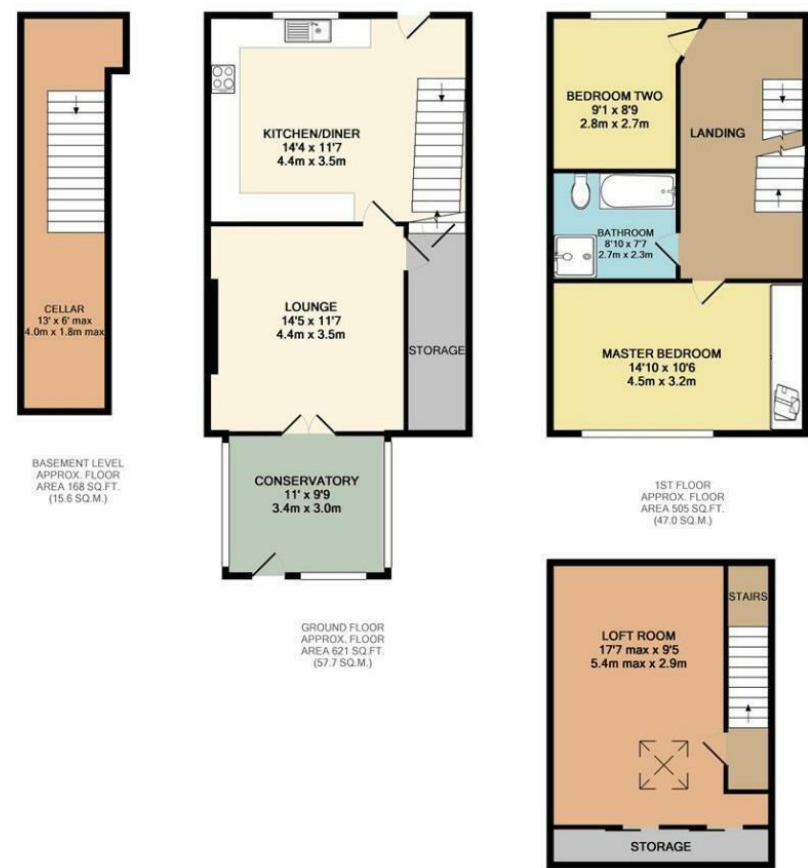




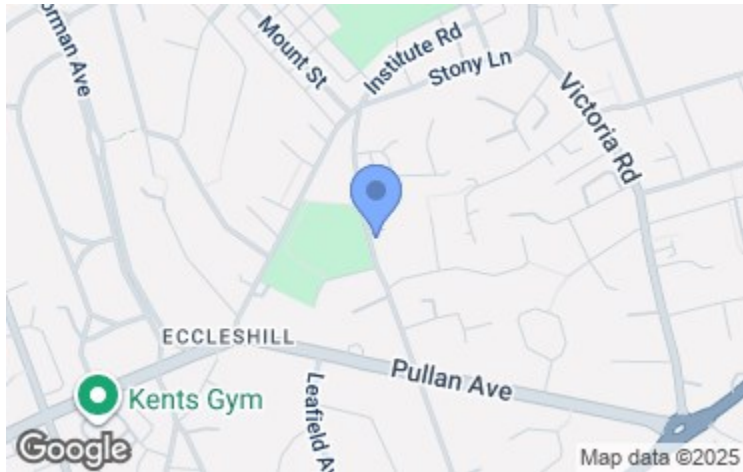
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix (2021)



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	54	74
(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, BD2 2HB
Offers In The Region Of £180,000

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, BD2 2HB

 1  3  1

**** 3 BEDROOMS ** STONE BUILT THROUGH COTTAGE ** DECEPTIVELY SPACIOUS ** CONVENIENT LOCATION ** IDEAL FIRST TIME BUY **** Nestled on a tranquil side street off Moorside Road in Bradford, this charming three-bedroom stone-built cottage presents an ideal opportunity for first-time buyers and young professionals seeking a delightful home.

The property boasts a modern and inviting ground floor, featuring a stylish dining kitchen equipped with two-tone wall and base units with work surfaces over and inset sink and drainer, an integral electric oven, and a gas hob with an extractor fan. There is ample space and plumbing for a washing machine, dishwasher, and fridge freezer. The laminate flooring, enhanced by underfloor heating, adds a touch of comfort, while a window to the front allows natural light to flood the space.

The cosy lounge, adorned with a gas fire and mantle, exposed beams and built-in shelving, also including a gas central heating radiator.

This room also provides access to a conservatory, which extends to the rear and is fitted with gas central heating and laminate flooring, making it an excellent space for entertaining or enjoying the views of the garden.

Ascending to the first floor, you will find the main bedroom featuring wall-to-wall fitted wardrobes, a window to rear, and wood flooring. A generous single bedroom with fitted wardrobes and a family bathroom, fully tiled and equipped with a four-piece suite including a bath and separate shower cubicle, w/c and wash hand basin. The stairs lead to an attic bedroom, offering a second double room with gas central heating and a Velux window, perfect for guests or as a private study.

Externally, the property is enhanced by an enclosed, low-maintenance garden, showcasing an Indian Stone patio, mature gardens, and a charming stone wall border. This cottage is a perfect blend of modern living and traditional charm, making it a must-see for those looking to settle in a peaceful & accessible location.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

Deceptively Spacious Three Bedroom Mid Terrace Through Cottage, Ideal For First Time Buyers & Young Professionals Alike.

Rating authority
Borough Council Tax Band B

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