



Moore Avenue, Bradford BD7 4DR

welcome to

Moore Avenue, Bradford

Offered to the market this expansive five/six bedroom, two/three reception room detached property. Offers ideal family accommodation. Benefits from ready to move into accommodation, large garden to the front and side with elevated garden to the rear and garage.



Entrance Hall

Two gas central heating radiators.

Living Room

20' 4" x 13' 1" (6.20m x 3.99m)

Kitchen/ Diner

32' 4" x 16' 11" (9.86m x 5.16m)

Kitchen island, stainless steel sink and drainer, shaker style wall and base units, boiler, with a door to the hallway and door to the side.

Conservatory

15' 2" x 11' 6" (4.62m x 3.51m)

Brick built and UPVC double glazed windows.

Bedroom One

17' 7" x 19' 5" (5.36m x 5.92m)

Ground floor bedroom one with windows to the side and rear.

En Suite

Ground floor bedroom ensuite comprises of shower, w/c, wash hand basin and heated towel rail.

Bedroom Two

17' 7" x 12' 3" (5.36m x 3.73m)

Located on the first floor with Dormer to the side, restricted head height and ensuite comprising of shower, w/c and wash hand basin.

Bedroom Three

19' 7" x 15' 4" (5.97m x 4.67m)

With windows to the side and rear.

Landing

Large landing to the first floor with potential to use as an office space/occasional room.

Bedroom Four

17' 7" x 13' 8" (5.36m x 4.17m)

Located on the first floor with cove storage, some restricted head room, looking onto retaining wall and leveled raised area.

Bedroom Five

16' 4" x 12' 4" (4.98m x 3.76m)

Located on the first floor with Dormer to the front and gas central heating radiator.

Bedroom Six

14' 2" x 13' (4.32m x 3.96m)

Ground floor bedroom two with window to the side.

Family Bathroom

Located on the Ground floor briefly comprises Bath, w/c, wash hand basin and window to the side.

Outside

Large garden to the front and side with elevated garden to the rear and garage. Offering ample parking.



view this property online williamhbrown.co.uk/Property/BDF114371



welcome to

Moore Avenue, Bradford

- Five/Six Bedrooms
- Two/Three Reception Rooms
- Three Bathrooms
- Detached Property
- Conservatory

Tenure: Freehold EPC Rating: C

guide price

£530,000-£550,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BDF114371



Property Ref:
BDF114371 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01274 693138



Wibsey@williamhbrown.co.uk



6 Fair Road, BRADFORD, West Yorkshire, BD6 1QN



williamhbrown.co.uk