



**Moffat Close, Bradford BD6 3RL**



**welcome to**

**Moffat Close, Bradford**

With lots of benefits this property is a must view, with driveway offering ample parking, great size kitchen/diner, garage, conservatory and well maintained rear garden offering masses of potential subject to planning permission.



### **Entrance Hall**

With storage cupboard.

### **Lounge**

14' 11" into recess x 11' 7" ( 4.55m into recess x 3.53m )

With window to the front, fireplace and 8 foot retractable projection screen.

### **Kitchen/ Diner**

11' 2" x 14' 10" ( 3.40m x 4.52m )

Fitted kitchen with a range of wall and base units incorporating sink and drainer with work surfaces, electric oven, gas hob, breakfast bar, plumbing for washing machine, storage cupboard, window to the rear and radiator. Kitchen provides access into the conservatory.

### **Conservatory**

9' 7" x 13' 3" ( 2.92m x 4.04m )

With door to the rear.

### **Landing**

With window to the rear and provides access to the loft.

### **Bedroom One**

11' 8" into recess x 11' 7" plus recess ( 3.56m into recess x 3.53m plus recess )

With window to the front and radiator.

### **Bedroom Two**

8' 7" x 11' 2" plus wardrobe ( 2.62m x 3.40m plus wardrobe )

With window to the rear, built in wardrobe and radiator.

### **Bedroom Three**

8' 8" x 5' 11" ( 2.64m x 1.80m )

With window to the front and radiator.

### **Bathroom**

Three piece suite comprises corner bath, wash hand basin set in vanity unit, w/c, window to the rear and radiator.

### **Outside**

With driveway to the front offering ample parking leading to detached garage and enclosed lawn well maintained garden to the rear. To the side of the house there is a water tap.



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## Moffat Close, Bradford

- Three bedroom
- Detached property
- Driveway & Garage
- Masses of potential subject to planning
- Price £220,000

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: C

# £220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BDF115899 - 0003

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