









welcome to

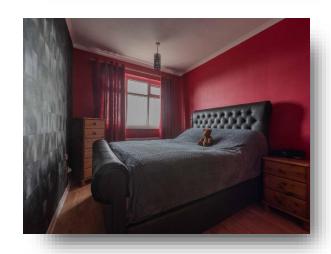
Moffat Close, Bradford

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. This property would be ideal for first time buyers.













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 ($2.62m \times 3.40m$ 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
- £200,000-£215,000

Tenure: Freehold EPC Rating: C

Council Tax Band: C

guide price

£200,000-£215,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BDF115899



Property Ref: BDF115899 - 0011 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 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 property and other important matters before exchange of contracts.

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01274 693138



Wibsey@williamhbrown.co.uk



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



williamhbrown.co.uk

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