

# property details **approval form**

6 Moffat Close, BRADFORD, West Yorkshire, BD6 3RL

**Date:** 27 November 2025

**Property Ref and Version:** BDF116387 - 0005

# selling your home with us!



## >> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 5. Room Description |
| 2. Key Features      | 6. Directions       |
| 3. Short Description | 7. Property Images  |
| 4. Long Description  | 8. Floor Plan       |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## >> **price**

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£270,000

Tenure: Freehold

## >> **key features**

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- > Four bedrooms
- > Detached
- > Driveway and garage
- > Ground floor wet room
- > £270,000
- > EPC Rating: D

## >> **short description**

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A must view property to appreciate the space on offer, this property would be an ideal property for anyone looking to upsize. Located in Wibsey village close to local schools with great transport links.

## >> **long description**

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Offered to the market is this spacious four bedroom detached property. Located in a sought after residential area, close to Wibsey village, schools and amenities. Briefly comprises on the ground floor, entrance hall, lounge, kitchen/diner and bedroom four with wet room. To the first floor, three bedrooms and house bathroom. Outside there is a driveway offering ample parking with garage and enclosed lawn garden to the rear.

## >> **directions**

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## >> **Agent Note**

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## >> **room description**

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### **Entrance Hallway**

With entrance from the front into hallway, with staircase to first floor.

### **Lounge**

15' 1" x 11' 9" into recess ( 4.60m x 3.58m into recess )

With windows to the front and side, feature fireplace and gas central heating radiator.

### **Kitchen/Diner**

15' x 11' 2" max ( 4.57m x 3.40m max )

Modern fitted grey kitchen with a range of base and wall units incorporating sink and drainer with work surfaces. Integrated fridge-freezer, built in electric oven, with induction hob and cooker hood. With window to the front and rear, and gas central heating radiator.

### **Bedroom Four**

13' 7" x 12' 9" plus recess ( 4.14m x 3.89m plus recess )

Ground floor bedroom four with window to the front and door access to the side.

### **Wet Room**

Located on the ground floor off bedroom four. Walk-in shower, wash hand basin and WC, with window to the side.

### **Bedroom One**

11' 9" x 11' 9" plus door recess ( 3.58m x 3.58m plus door recess )

With window to the front and gas central heating radiator.

### **Bedroom Two**

11' 7" x 8' 9" ( 3.53m x 2.67m )

With window to the front and gas central heating radiator.

### **Bedroom Three**

8' 7" x 6' 3" ( 2.62m x 1.91m )

With window to the side and gas central heating radiator.

### **Bathroom**

Modern three piece suite in white comprises panel bath, wash hand basin set in vanity unit and WC. With window to the side.

### **Outside**

With driveway to the front leading to detached single garage and enclosed lawn garden area at the rear.

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## >> **property images**



**Your William H Brown office:** 6 Fair Road, BRADFORD, West Yorkshire, BD6 1QN

**T** 01274 693138 **E** [Wibsey@williamhbrown.co.uk](mailto:Wibsey@williamhbrown.co.uk)



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**> > property images**

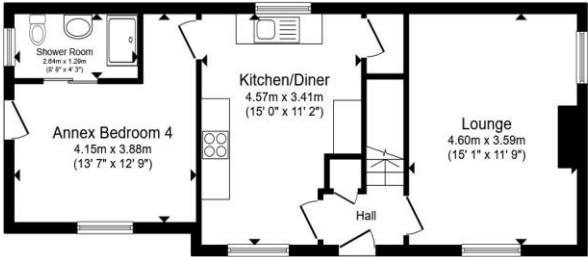
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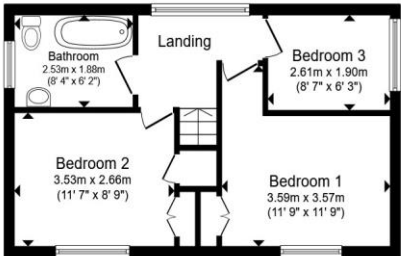
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## >> floor plan



Ground Floor



First Floor

Total floor area 90.1 m<sup>2</sup> (970 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



## >> approval

	Signature	Date
Morgan Phillips-Barrett		
Mr D. Rhodes		