



Moorcroft Drive, East Bierley, Bradford, BD4 6NJ

- *** WITH NO CHAIN ***
- A WELL PRESENTED THREE BEDROOM THROUGH FAMILY HOME
- MODERN KITCHEN
- LARGE REAR GARDEN
- CENTRAL HEATING

- FIRST TIME BUYERS / INVESTORS / FAMILIES
- SPACIOUS RECEPTION / DINING ROOM
- THREE PIECE BATHROOM SUITE
- DOUBLE GLAZING
- COUNCIL TAX BAND B - EPC RATING GRADE C

Offers In The Region Of £160,000



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HUNTERS BRADFORD PRESENTS - MOORCROFT DRIVE - BD4

****INVESTORS ONLY**** - A WELL PRESENTED THREE BEDROOMS THROUGH FAMILY HOME - SPACIOUS RECEPTION / DINING ROOM - MODERN KITCHEN - THREE-PIECE BATHROOM SUITE - LARGE REAR GARDEN - DOUBLE GLAZING - GAS CENTRAL HEATING - COUNCIL TAX BAND B - EPC RATING GRADE C

TENANTED

1 Year tenancy started 12 March 2024
Rented at £850pcm

GROUND FLOOR

Enter into the hallway, from the second you enter, you get a feeling of how well this house is presented. From the hallway, there are stairs to the first floor and a door to access the reception room / dining room. The reception / dining room is a great family space with dual aspect windows, fireplace and access to the kitchen. The kitchen is bright, has both wall and base units, gas hob / electric oven, tiled splashbacks, plumbing for a washing machine and a handy under the stairs storage area and a door to access the rear garden.

FIRST FLOOR

From the landing there is access to all three bedrooms and the family bathroom. Bedroom 1 is a double room to the front, bedroom 2 is a double room to the rear and bedrooms 3 is a single room to the front. The bathroom is a three piece in white (bath, basin and WC) and has tiled walls around the bath.

EXTERNAL

To the front is a an easy to maintain garden and to the rear is a good size family garden. There is off road parking to the rear.

LOCATION

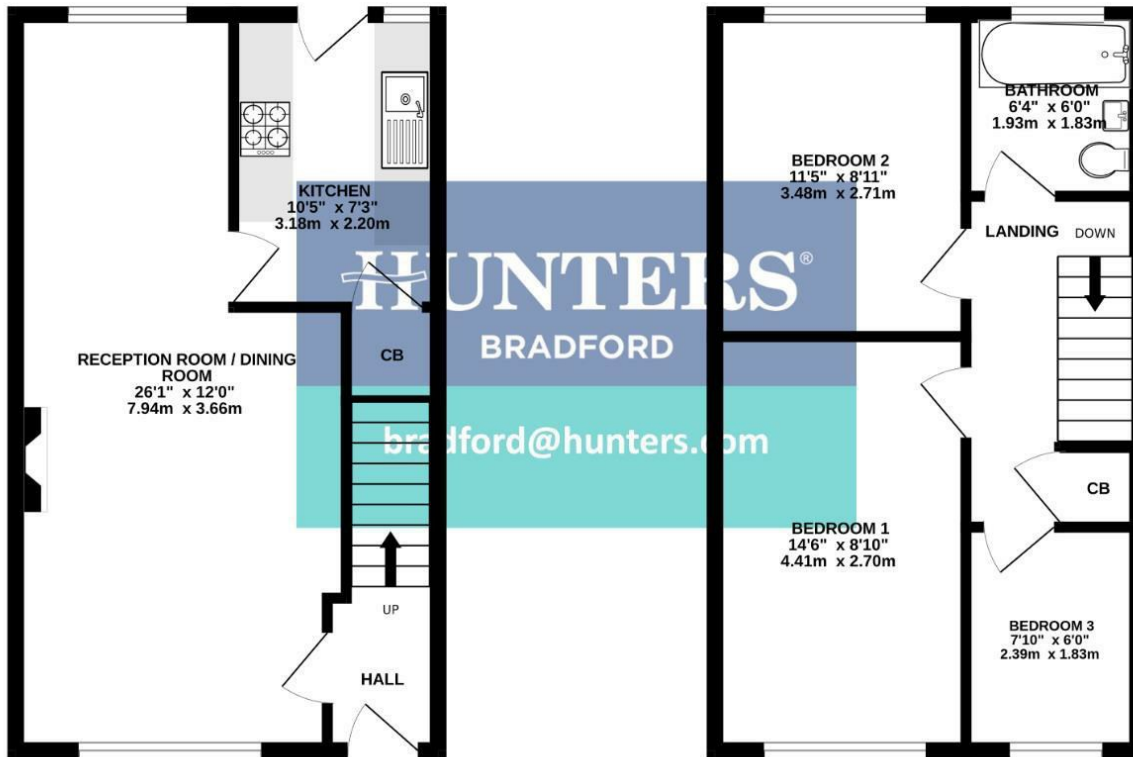
Within the area are shops, schools, other amenities, close to the M62 motorway network, an ideal location for those who need to commute.





GROUND FLOOR

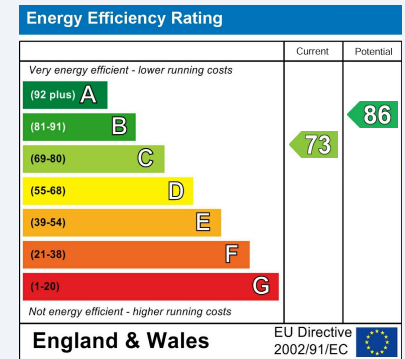
1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Viewings

Please contact Hunters Bradford via bradford@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team via bradford@hunters.com with your property details, contact information and the times you are available.



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