



Moorwell Place, Eccleshill, Bradford, BD2 2EX

- GRADE II TOWN HOUSE
- TWO BATHROOMS
- STUNNING MAIN BEDROOM WITH EN-SUITE
- CENTRAL HEATING
- COUNCIL TAX BAND C
- ACCOMMODATION OVER THREE FLOORS
- MODERN KITCHEN
- DOUBLE GLAZING
- TWO GARDENS
- EPC RATING GRADE D

Offers In The Region Of £280,000



Moorwell Place, Eccleshill, Bradford, BD2 2EX - Offers In The Region Of £280,000

HUNTERS BRADFORD PRESENTS - MOORWELL PLACE - BD2

GRADE II TOWN HOUSE - ACCOMMODATION OVER THREE FLOORS - TWO BATHROOMS - MODERN KITCHEN - STUNNING MAIN BEDROOM WITH EN-SUITE - DOUBLE GLAZING - CENTRAL HEATING - TWO GARDENS - COUNCIL TAX BAND C - EPC RATING GRADE D

A deceptively spacious, immaculately presented home, accommodation over three floors with great internal and external family space.

GROUND FLOOR

Enter the hallway, there are stairs to the first floor and a door to the kitchen. The kitchen has a great selection of units, complete with underlighting and integrated appliances (dishwasher, 6 ring gas hob, microwave, double oven, fridge freezer and plumbing for a washing machine). There is plenty of space for a good size family dining table and a handy breakfast bar. The kitchen window looks onto the park.

To the rear of the kitchen is a door to access the rear hallway, from here there is a door to the rear garden, the cellar and the reception room. The reception room has a log fireplace and overlooks the rear garden.

FIRST FLOOR

The landing gives access to bedroom 2, bedroom 3, bedroom 4, the shower room and further stairs leading to bedroom 1. Bedroom 2 is a double room to the front, bedroom 3 is a light room, currently used as a children's bedroom and bedroom 4 is a double overlooking the rear.

SECOND FLOOR

Bedroom 1 is accessed via a separate door leading to a staircase. Bedroom 1 is a stunning room approx. 40 SQM with sloped ceilings, built in wardrobes and en-suite. As per the floorplan the boiler is accessed through the fitted wardrobes, in its own storage area. The en-suite is a modern four piece with bath, basin, WC, and shower.

EXTERNAL

To the front is a private road, and to the rear there are two garden areas. The first a two-tier garden with two seating areas, storage outside plugs, hosepipe, and planting areas. Lower down through a gate is the second garden area, offering further outdoor space and planting areas





HUNTERS
BRADFORD

HUNTERS.COM



HUNTERS
BRADFORD

HUNTERS.COM



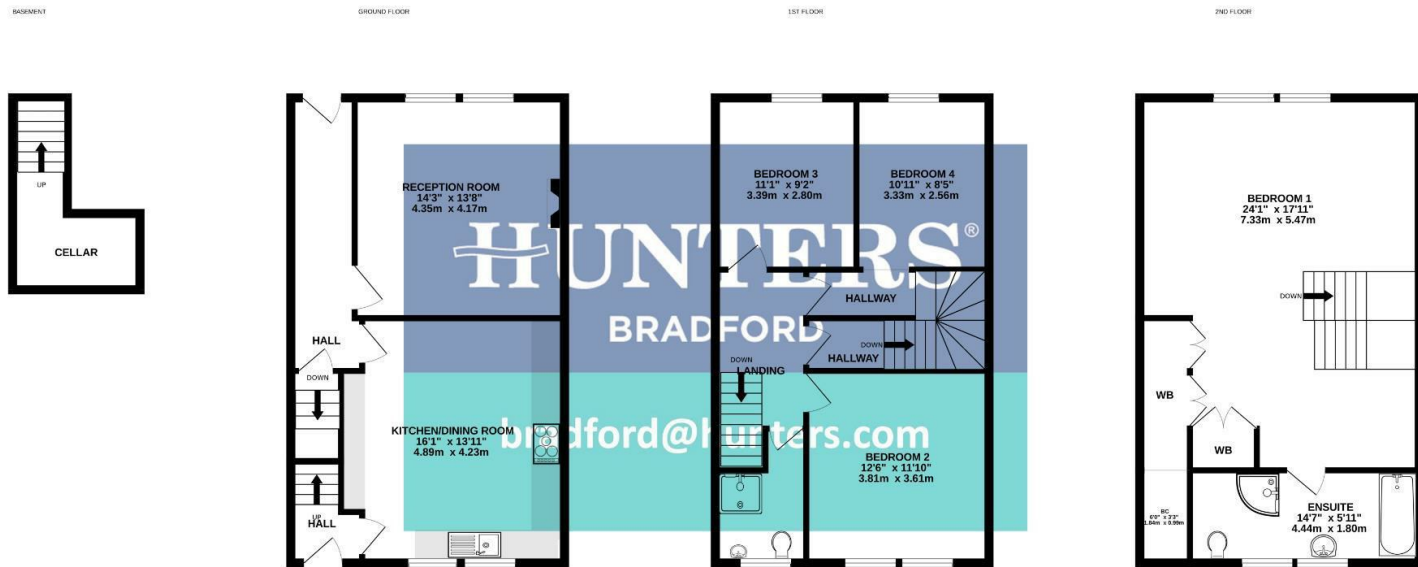
HUNTERS
BRADFORD

HUNTERS.COM



HUNTERS
BRADFORD

HUNTERS.COM



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.
Made with Metropix ©2024

Viewings

Please contact 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 with your property details, contact information and the times you are available.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

