



**Moorside Road, Drighlington Bradford BD11 1ER**

welcome to

## Moorside Road, Drighlington Bradford

FULLY RENOVATED throughout with a fabulous MODERN KITCHEN and HOUSE BATHROOM, DOWNSTAIRS WC, LIVING ROOM, THREE BEDROOMS, STUDY/NURSERY and ENSUITE to master bedroom. PARKING to the front and garden area to the side. Close proximity to local amenities and good access to motorway links.

### Entrance Hall

Composite double glazed door to the side, gas central heating radiator, skylight to the side, cupboard housing the gas central heating boiler. Access to the downstairs WC and door leading into the kitchen.

### Downstairs Wc

Having a low level flush WC, wash hand basin with vanity unit, gas central heating radiator.

### Kitchen

15' x 17' 2" ( 4.57m x 5.23m )  
Has a fully fitted modern kitchen with a range of wall and base mounted units with complementary work surfaces over, incorporating sink and drainer with mixer tap, breakfast island incorporating integrated oven and induction hob, fitted extractor fan, integrated dishwasher, gas central heating radiator, spotlights, uPVC double glazed windows to the front and rear. Stairs leading to the first floor landing and door leading through to the living room.

### Living Room

15' 8" x 10' 2" ( 4.78m x 3.10m )  
uPVC double glazed window to the front, gas central heating radiator, spotlights, two uPVC double glazed windows to the side.

### First Floor Landing

uPVC double glazed window to the rear, gas central heating radiator. Access to bedrooms two and three, study/nursery and the house bathroom. Stairs leading to the master bedroom.

### Bedroom Two

12' 4" x 10' 3" ( 3.76m x 3.12m )  
uPVC double glazed windows to the front and rear,

gas central heating radiator, spotlights, loft access.

### Bedroom Three

8' 11" x 10' 1" ( 2.72m x 3.07m )  
uPVC double glazed window to the front, gas central heating radiator, spotlights.

### Study/Nursery

5' 1" x 6' 9" ( 1.55m x 2.06m )  
uPVC double glazed window to the front, gas central heating radiator, spotlights.

### House Bathroom

A modern fully fitted three piece bathroom suite comprising of bath with taps and shower over, low level flush WC, wash hand basin with vanity drawer, heated towel rail, led mirror, fully tiled walls and floor to all visible areas, spotlights, uPVC double glazed window to the rear.

### Master Bedroom

15' plus recess x 17' 1" MAX ( 4.57m plus recess x 5.21m MAX )  
uPVC double glazed window to the rear, gas central heating radiator, spotlights, two double glazed skylight windows to the front. Access into the ensuite

### Ensuite

Having a shower cubicle, low level flush WC, wash hand basin with vanity unit, heated towel rail, spotlights, uPVC double glazed window to the rear.

### Exterior

Parking to the front and artificial grass area to the side with a wall boundary.





***view this property online*** [williamhbrown.co.uk/Property/MLY111466](http://williamhbrown.co.uk/Property/MLY111466)



welcome to

## Moorside Road, Drighlington Bradford

- \*\* GUIDE PRICE £350,000 - £375,000 \*\*
- Fully renovated throughout
- Downstairs WC
- Ensuite to master bedroom
- Fabulous modern house bathroom

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers over

**£340,000**



Ground Floor



First Floor



Second Floor

william h brown

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.focalagent.com](http://www.focalagent.com)

view this property online [williamhbrown.co.uk/Property/MLY111466](http://williamhbrown.co.uk/Property/MLY111466)



Property Ref:  
MLY111466 - 0007

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 or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are 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 of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**0113 253 7100**



[morley@williamhbrown.co.uk](mailto:morley@williamhbrown.co.uk)



80 Queen Street, Morley, LEEDS, West Yorkshire, LS27 9BP



[williamhbrown.co.uk](http://williamhbrown.co.uk)