



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.





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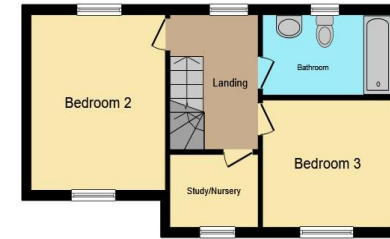
- ** GUIDE PRICE £350,000 - £375,000 **
- Fully renovated throughout
- Downstairs WC
- Ensuite to master bedroom
- Fabulous modern house bathroom

Tenure: Freehold EPC Rating: C
Council Tax Band: B

offers over
£340,000



Ground Floor



First Floor



Second Floor

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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

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Property Ref:
MLY111466 - 0007

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