



Moorside Road, Bradford BD2 3RB

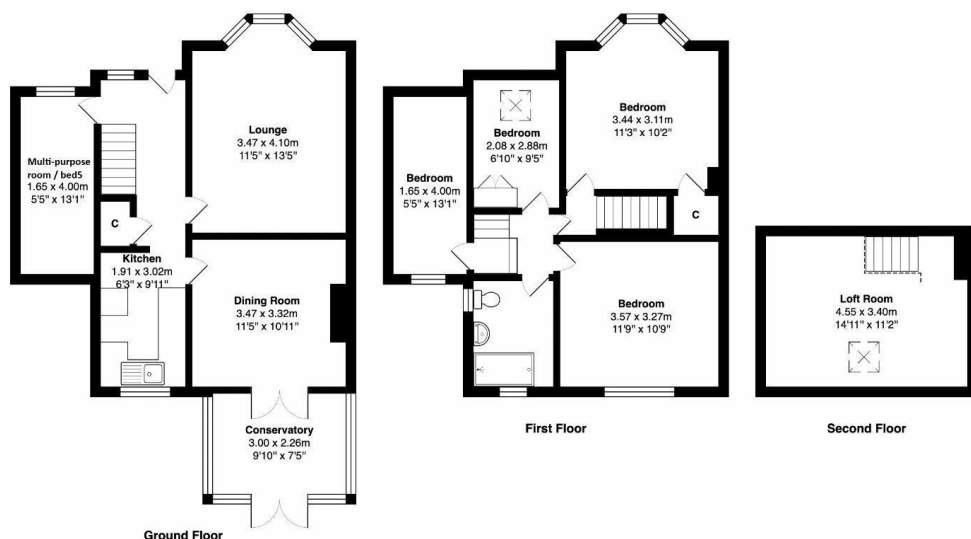
welcome to

Moorside Road, Bradford

Located in Eccleshill, we have an impressive, extended four bedroom, semi detached property. Spacious living accommodation with an extra occasional room which would be ideal for families. Handily located close to shops and local amenities. Double glazing and central heating throughout.



Located in Eccleshill, we have an impressive, extended four bedroom, semi detached property. Spacious living accommodation with an extra occasional room which would be ideal for families. Handily located close to shops and local amenities. Internally, the property comprises of an entrance hallway, living room, dining room, conservatory, kitchen and a bedroom/utility room and to the first floor, four bedrooms with a family bathroom as well as useful loft occasional room. Externally, the property has a generous sized rear garden with a decking area, a garden area to the front and a driveway and garage. Double glazing and central heating throughout. EPC rating: D.



Total Area: 120.0 m² ... 1292 ft²
All measurements are approximate and for display purposes only

Entrance Hallway

Living Room

13' 5" x 11' 5" (4.09m x 3.48m)

Dining Room

10' 11" x 11' 5" (3.33m x 3.48m)

Conservatory

7' 5" x 9' 10" (2.26m x 3.00m)

Kitchen

9' 11" x 6' 3" (3.02m x 1.91m)

Occasional Room

13' 1" x 5' 5" (3.99m x 1.65m)

Bedroom One

10' 2" x 11' 3" (3.10m x 3.43m)

Bedroom Two

10' 9" x 11' 9" (3.28m x 3.58m)

Bedroom Three

13' 1" x 5' 5" (3.99m x 1.65m)

Bedroom Four

9' 5" x 6' 10" (2.87m x 2.08m)

Bathroom

Loft Room

14' 10" x 11' (4.52m x 3.35m)

Exterior



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welcome to

Moorside Road, Bradford

- Semi detached
- Four bedrooms
- Two reception rooms
- Generous sized garden areas
- Driveway and garage

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

£260,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/SHP110781](https://www.williamhbrown.co.uk/Property/SHP110781)



Property Ref:
SHP110781 - 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.



william h brown



01274 531233



Shipley@williamhbrown.co.uk



21 Market Square, SHIPLEY, West Yorkshire,
BD18 3QB



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)