



**Moorside Road, Eccleshill Bradford BD2 2EU**



**welcome to**

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Step inside this landmark Victorian villa, reimagined for modern living, offering over 3,200 sq.ft of elegant space, where beautifully preserved period details meet thoughtful modern upgrades-blending timeless character with versatile, contemporary comfort.



### **Grand Entrance Hall (31ft):**

A breathtaking introduction to the home, this expansive hallway stretches an impressive 31 feet and exudes timeless elegance. With a remarkable floor-to-ceiling height of 11 feet, the space feels grand and airy. Rich oak parquet flooring sets a warm, luxurious tone, while ornate archways and deep coving add architectural drama. Natural light filters through original stained-glass windows, casting colourful patterns across the space and highlighting its period charm. Two chandeliers provide elegant illumination in the evenings. Ideal for greeting guests in style, this hall offers both grandeur and grace.

### **Formal Dining Room**

15' 11" x 13' 10" ( 4.85m x 4.22m )

This elegant reception room is ideal for entertaining, featuring dual aspect windows, soaring high ceilings, intricate period detailing, and rich oak parquet flooring. A statement chandelier adds a touch of grandeur, while large windows dressed in full-length curtains flood the space with natural light. The vibrant wall colour creates a striking backdrop for the classic furnishings, making this a perfect blend of character and sophistication.

### **Family Lounge**

15' 1" x 15' ( 4.60m x 4.57m )

A light-filled, dual-aspect family lounge offering picturesque garden views. This elegant space features a classic fireplace, high ceilings, and large windows with working Victorian shutters and dressed in full-length curtains, creating a warm and inviting atmosphere. Perfect for relaxation or hosting gatherings, the room combines comfort with timeless style.

### **Morning Room**

16' 3" x 16' 1" ( 4.95m x 4.90m )

A beautifully light-filled, morning room with dual-aspect windows with working Victorian shutters, framing delightful garden views. High ceilings and elegant period detailing enhance the sense of space, while the soft colour palette creates a calm and

inviting atmosphere. Perfect for relaxation or informal gatherings, this room offers a serene retreat within the home, with its open fire and feature surround.

### **Bespoke Kitchen/Diner**

14' 4" x 13' 8" ( 4.37m x 4.17m )

A stunning bespoke kitchen diner, recently fitted to an exceptional standard. Featuring an AGA, integrated appliances, and high-quality cabinetry, this space combines style with functionality. The elegant oak parquet flooring adds warmth and character, while a large walk-in pantry provides excellent storage. Perfect for both everyday living and entertaining.

### **Boot Room & Wc**

10' 9" x 11' ( 3.28m x 3.35m )

A practical everyday space designed for convenience, featuring direct access to both the parking and garden. Ideal for storing outdoor essentials, with an adjoining WC for added convenience.

### **Master Bedroom**

15' 1" x 11' ( 4.60m x 3.35m )

A generously proportioned master bedroom featuring fitted wardrobes and a private en-suite bathroom. High ceilings and a large window creates a bright and airy feel, while the elegant décor adds a touch of sophistication. Perfectly designed for comfort and convenience.

### **Bedroom Two**

15' x 13' 10" ( 4.57m x 4.22m )

A spacious double bedroom featuring built-in wardrobes for excellent storage. High ceilings and two large windows provide plenty of natural light, while the stylish décor adds character and charm. Perfect as a comfortable guest room or family bedroom.

### **Bedroom Three**

16' 1" x 13' 11" ( 4.90m x 4.24m )

A spacious double bedroom complete with built-in wardrobes, offering excellent storage and

functionality. High ceilings and two large windows ensure plenty of natural light, creating a bright and welcoming space ideal for family or guests.

### **Bedroom Four**

14' 11" x 14' 2" ( 4.55m x 4.32m )

A generously sized bedroom boasting original period features, including a charming fireplace that adds character and warmth. High ceilings and a large window enhance the sense of space and light, making this an inviting and versatile room.

### **Bedroom Five**

10' 3" x 7' 7" ( 3.12m x 2.31m )

A versatile room, ideal as a comfortable single bedroom or a nursery, with potential to become a luxury en-suite. Bright and welcoming, with neutral décor and practical proportions, it offers flexibility to suit a variety of needs.

### **Family Bathroom**

10' 9" x 6' ( 3.28m x 1.83m )

A well-appointed family bathroom featuring modern fittings and a stylish design. The space includes a pedestal sink, bath with shower over, and contemporary tiling, creating a clean and practical environment for everyday use.

### **Study/Home Office**

12' 5" x 10' 5" ( 3.78m x 3.17m )

Currently arranged as a quiet and practical workspace, this versatile room offers excellent potential for conversion into a sixth bedroom, studio, or additional bathroom. Skylight windows flood the space with natural light, and the unique layout adds character. Generous eaves storage further enhances its functionality, making it a flexible area to suit a variety of needs.

### **Cellars**

Extensive cellars offering exceptional versatility. The main chamber boasts excellent head height, making it ideal for hobbies, a games room, cinema room, or further development. A characterful wine cellar



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## Moorside Road, Eccleshill Bradford

- Grade II Listed Victorian villa with approx. 3,200 sq. ft., rich in character
- Six Bedrooms with scope for further en-suites
- Grand hallway with parquet flooring and stained glass
- Luxury bespoke kitchen with AGA and pantry
- South facing landscaped gardens with summer house and fountain

Tenure: Freehold EPC Rating: D

Council Tax Band: E

offers over

**£600 000**



Please note the marker reflects the postcode not the actual property

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