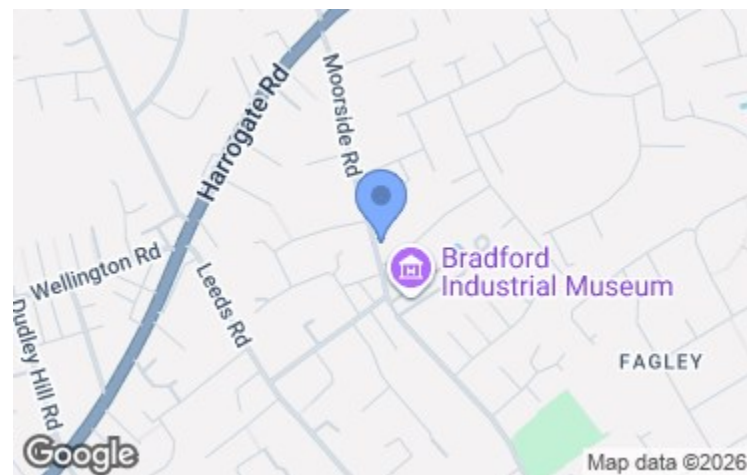


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		66	77
EU Directive 2002/91/EC			



**Viewing arrangements**

Strictly by appointment through WW Estates  
 01274 627444  
 sales@wwstateagents.com

**Directions**

See Mapping.



**Moorside Road, Bradford, BD2 3HP**  
**Offers In The Region Of £175,000**

359 - 361 Idle Road, Bolton Junction, Bradford, BD2 2AH | 01274 627444 | sales@wwstateagents.com | www.wwstateagents.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



# Moorside Road, Bradford, BD2 3HP

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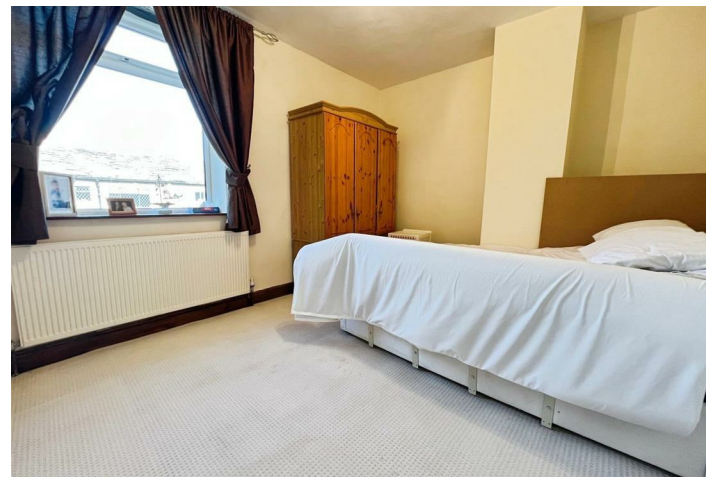
**\*\* 3 BEDROOMS \*\* MID THROUGH TERRACE \*\* OFF-STREET PARKING \*\* NO ONWARD CHAIN \*\* IDEAL FIRST TIME BUYER HOME \*\* DECEPTIVELY SPACIOUS HOME \*\*** A charming three-bedroom through terrace house offers an ideal family home. With generous room sizes throughout, this property is presented to the market with no onward chain.

Upon entering, you are greeted by a welcoming porchway that leads to a vestibule. The spacious lounge features a log burner effect gas fireplace, gas central heating, a double glazed window to front, carpeted flooring and neutral decor, access to a storage cellar and an open archway that seamlessly connects to the dining kitchen. The kitchen, located at the rear of the property, is well-equipped with wall and base units, providing ample storage, as well as space and plumbing for essential appliances, an integral oven and gas hob, sink and drainer, with the room having ample space for a family dining table, carpeted flooring and neutral decor.

The first floor landing leads to a substantial

main bedroom, complete with a built-in storage cupboard and a window that fills the room with natural light. The second double bedroom, overlooking the rear, offers a comfortable retreat, while the third single bedroom is perfect for a small child or could serve as a home office, all bedrooms being recently decorated in neutral colours and finished with carpeted flooring. The fully tiled family bathroom features a three-piece suite, including a bath with a shower over, wash hand basin.

Externally, the property benefits from a yard at the front, currently utilised as off-street parking, alongside a small garden with mature shrubs, providing a pleasant outdoor space. Situated within a row of just three other properties on a quiet, private driveway with excellent transport links and in close proximity to an array of local amenities and schools.



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

### Fixtures & fittings

Deceptively Spacious Three Bedroom Semi-Detached Family Home In A Tucked Away Position Sold With No Onward Chain.

Rating authority  
Borough Council Tax Band B

### Services

INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates introduce to Altogether Financial Solutions Ltd, who are authorised and regulated by the Financial Conduct Authority.

Tenure  
Freehold