



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



Directions

See Mapping.

Viewing arrangements

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



**Moorwell Place, Bradford, BD2 2EX
 Offers In The Region Of £290,000**

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



Moorwell Place, Bradford, BD2 2EX



**** GRADE II LISTED ** 4 DOUBLE BEDROOMS
 ** IMMACULATE MODERN FINISH
 THOROUGHOUT ** 2 BATHROOMS **
 CONVENIENT LOCATION ** IDEAL FOR
 GROWING FAMILIES ** READY TO MOVE IN
 FEEL ** GENEROUS GARDEN TO REAR ** GAS
 CENTRAL HEATING & DOUBLE GLAZING ** **
 ORIGINAL WOODEN BEAMS ****Nestled in the
 charming Moorwell Place, BD2, this Grade II listed
 mid townhouse offers a delightful blend of modern
 living and historical character. With four
 generously sized double bedrooms, this property is
 perfect for growing families seeking both space and
 comfort.

As you enter, you are welcomed into an open-plan
 dining kitchen area that creates a warm and inviting
 atmosphere, ideal for entertaining and/or family
 time with an open flow into a lounge area. The
 modern kitchen is fitted with a range of wall and
 base units with chopping wood block surfaces,
 integrated appliances and space for American
 Fridge Freezer.

The first floor comprises two double bedrooms,
 one of which is currently utilised as a second
 reception room. Both rooms benefit from built-in

storage, ensuring that space is maximised. A fully
 tiled family bathroom, complete with a white three-
 piece suite.

Ascending to the second floor, you will find two
 more spacious double bedrooms. The main
 bedroom is particularly impressive, featuring built-
 in robes that offer ample storage. The second
 bedroom includes a walk-in wardrobe. Both
 bedrooms enjoy access to a Jack and Jill bathroom,
 enhancing the practicality of this well-designed
 home.

Externally, the property boasts an extensive
 garden to the rear. The garden features a patio
 seating area, a large lawn, and a decked seating
 area, all enclosed by mature gardens that provide a
 sense of privacy and tranquillity.

Located close to well-regarded schools and
 excellent transport links, this property is not only a
 beautiful home but also a practical choice for
 families. With its blend of modern amenities and
 historical charm, this townhouse is a rare find in
 the heart of Bradford.



Train
 your text here



Primary School
 your text here



Secondary School
 your text here

<p>Fixtures & fittings Stunning Four Bedroom Grade II Listed Townhouse With A Modern Finish Throughout, Ideal For Growing Families With 4 Double Bedrooms, 2 Bathrooms & Extensive Garden.</p> <p>Rating authority Borough Council Tax Band C</p>	<p>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.</p> <p>Tenure Freehold</p>
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