



Moore Avenue, Wibsey,

£225,000

* TERRACE * THREE BEDROOMS * CONSERVATORY * FOUR PIECE HOUSE BATHROOM *
* CLOSE TO AMENITIES * GARDEN * PARKING * IDEAL STARTER HOME *

This three bedroom terrace property would appeal to a number of buyers, in particularly FTBs/Young/Growing Family. Located on the outskirts of the sought after area of Wibsey which is ideal for amenities, shops, first and secondary schools.

The property benefits from a conservatory, modern four piece bathroom, gas central heating and double glazing. The accommodation briefly comprises entrance vestibule, lounge, dining kitchen, conservatory, two first floor bedrooms and four piece house bathroom, together with a further third bedroom to the attic.

To the outside there is a patio and lawned garden to the rear, together with a driveway providing off street parking.



Entrance Hall

With radiator.

Lounge

15'1" x 12'1" (4.60m x 3.68m)

With living flame gas fire in fireplace surround, radiator and double glazed window.

Dining Kitchen

18'10" x 12'6" (5.74m x 3.81m)

With fitted wall and base units incorporating stainless steel sink unit, tiled splashback, integrated fridge/freezer, dishwasher, plumbing for auto washer, radiator and double glazed window, living flame gas fire in fireplace surround, bi-fold doors.

Conservatory

12'8" x 10' (3.86m x 3.05m)

With French doors to rear garden.

First Floor

Bedroom One

12'7" x 12'2" (3.84m x 3.71m)

With built in wardrobe, radiator and double glazed window.

Bedroom Two

12'6" x 11'6" (3.81m x 3.51m)

With radiator and double glazed window.

Bathroom

Modern four piece suite comprising shower cubicle, panelled bath, low suite wc, pedestal wash basin, radiator and double glazed window.

Attic Bedroom Three

16'6" x 11'2" (5.03m x 3.40m)

With radiator and velux window.

Exterior

To the outside there is a lawned an patio garden to the rear, together with driveway providing off-road parking.

Directions

From our office on Queensbury High Street head toward Gothic St, continue to follow A647 towards Bradford for 2.2 miles, turn right onto Moore Ave and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

C / Bradford



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesates.co.uk
website www.sugdensesates.co.uk

