



Moorside Road, Bradford, BD2 3RB

- 3 Bedrooms
- Enclosed Gardens
- 2 Reception Rooms
- Popular Location
- Established Semi Detached
- Close to Local Amenities and Schools

Price £245,000



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DESCRIPTION

This mature three-bedroom semi-detached home offers generous living space, a practical layout and plenty of potential, making it an ideal choice for families looking to settle in a well-connected and established area.

Set over two floors, the property briefly comprises a spacious entrance hall leading through to a comfortable lounge with a bay window to the front, allowing for plenty of natural light. There is a separate dining room with feature fireplace—perfect for family meals or entertaining—along with a fitted kitchen offering a range of units and access through to a useful utility/side porch.

Upstairs, there are three well-proportioned bedrooms, including two good-sized doubles, both with fitted storage, and a third room that would work equally well as a bedroom, nursery or home office. The family bathroom is fitted with a four-piece suite including bath and separate shower.

Outside, the property benefits from a driveway providing off-street parking and garden to the front. To the rear is an enclosed garden with a mix of patio and lawn areas, offering a great space for families or those who enjoy being outdoors, there is also useful under house storage and storage garage.

Well placed for a range of local amenities, schools and transport links, the property is ideally located for day-to-day convenience while still offering a comfortable residential setting.

The property has had planning granted for a single storey rear extension along with two dormers to create two bedrooms and a bathroom in the attic space.

Offered with no onward chain, early viewing is recommended to fully appreciate the space on offer.







Floor 0



Floor 1



Approximate total area⁽¹⁾
86.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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		

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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Viewings

Please contact shipley@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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