



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	83
(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	



Viewing arrangements

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

Directions

See Mapping.



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

 1  4  2

**** 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.



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.	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.
Rating authority Borough Council Tax Band C	Tenure Freehold