



**Moffat Close, BRADFORD BD6 3RL**



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**Moffat Close, BRADFORD**

A must view property to appreciate the space on offer, this property would be an ideal property for anyone looking to upsize. Located in Wibsey village close to local schools with great transport links.



### **Entrance Hallway**

With entrance from the front into hallway, with staircase to first floor.

### **Lounge**

15' 1" x 11' 9" into recess ( 4.60m x 3.58m into recess )  
With windows to the front and side, feature fireplace and gas central heating radiator.

### **Kitchen/Diner**

15' x 11' 2" max ( 4.57m x 3.40m max )  
Modern fitted grey kitchen with a range of base and wall units incorporating sink and drainer with work surfaces. Integrated fridge-freezer, built in electric oven, with induction hob and cooker hood. With window to the front and rear, and gas central heating radiator.

### **Bedroom Four**

13' 7" x 12' 9" plus recess ( 4.14m x 3.89m plus recess )  
Ground floor bedroom four with window to the front and door access to the side.

### **Wet Room**

Located on the ground floor off bedroom four. Walk-in shower, wash hand basin and WC, with window to the side.

### **Bedroom One**

11' 9" x 11' 9" plus door recess ( 3.58m x 3.58m plus door recess )  
With window to the front and gas central heating radiator.

### **Bedroom Two**

11' 7" x 8' 9" ( 3.53m x 2.67m )  
With window to the front and gas central heating radiator.

### **Bedroom Three**

8' 7" x 6' 3" ( 2.62m x 1.91m )  
With window to the side and gas central heating radiator.

### **Bathroom**

Modern three piece suite in white comprises panel bath, wash hand basin set in vanity unit and WC.  
With window to the side.

### **Outside**

With driveway to the front leading to detached single garage and enclosed lawn garden area at the rear.



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## Moffat Close, BRADFORD

- Four bedrooms
- Detached
- Driveway and garage
- Ground floor wet room
- Guide Price £250,000 - £260,000

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

**£250,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BDF116387 - 0009

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