



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 62                      | 72        |
| (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.

Moorside Road, Bradford, BD2 2HB  
£130,000

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.



**\*\* 2 DOUBLE BEDROOMS \*\* END OF TERRACE BACK TO BACK \*\* IDEAL FIRST TIME BUYERS HOME \*\* UTTERLY CHARMING \*\* SOUGHT AFTER RESIDENTIAL LOCATION \*\* CLOSE TO GREAT LOCAL SCHOOLS, SHOPS, AND AMENITIES. \*\* POTENTIAL BUY TO LET INVESTMENT \*\*** This very pretty stone cottage is Extremely characterful with spacious rooms and a homely feel. Situated on the popular 'Moorside Road.

Enter through a uPVC door to front into the stairs leading to the first floor, kitchen/Diner comprising a double glazed window to front, Light wood flooring and wood fireplace. The kitchen is fitted with a range of modern wall and base units, integral gas oven, hob and extractor fan over, space and plumbing for washing machine and free standing fridge freezer, sink and drainer, wood flooring, built in storage cupboard and window to side with access to the basement which has built in storage.

The first floor landing provides access to master bedrooms and family bathroom, built in storage and stairs to the second floor. The second bedroom is a generous size with a double glazed Velux roof windows to front and gas central heating. The family bathroom is substantial in size comprising a white three piece suite which includes large walk in shower, w/c and wash hand basin. The bathroom is finished with tiled finish and tiled flooring, a heated towel rail, double glazed window to side.

Externally, the property benefits from car parking space to the front of the property, excellent transport links and a large variety of amenities, shops and restaurants on the doorstep.



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|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Fixtures &amp; fittings</b><br>2 Bedroom Back to Back Terrace In Popular Residential Area Ideal For First Time Buyers, Young Families & Buy To Let Investors Alike. | <b>Services</b><br>INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates introduce to Home Wallace Finance Ltd, who are authorised and regulated by the Financial Conduct Authority. |
| <b>Rating authority</b><br>Borough Council Tax Band A                                                                                                                  | <b>Tenure</b><br>Freehold                                                                                                                                                                                                                                   |