



**Moorside Road, BRADFORD BD2 2EU**

*welcome to*

**Moorside Road, BRADFORD**

Available with no upper chain, this charming Grade II Listed former weavers' cottage is nestled within a conservation area in the heart of Ecclehill. Rich in character, the home showcases an array of period features including original exposed beams, cast iron fireplaces, and a traditional ambience.





Available with no upper chain, this charming Grade II Listed former weavers' cottage is nestled within a conservation area in the heart of Eccleshill. Rich in character, the home showcases an array of period features including original exposed beams, cast iron fireplaces, and a warm, traditional ambience throughout. Offering spacious and versatile accommodation across three floors, the property is ideally positioned close to local shops, amenities, and transport links. Inside, the ground floor comprises an inviting entrance lobby, a cosy living room with feature fireplace, and a well-proportioned kitchen. To the first floor, you'll find a generous double bedroom/additional reception room alongside a three-piece bathroom. The second floor offers two further bedrooms, making the layout flexible for a variety of lifestyles. The home benefits from wooden glazing and central heating throughout.

EPC Rating: C.



Total floor area 105.1 m<sup>2</sup> (1,131 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



## Entrance Hallway

## Living Room

16' 3" x 11' 8" ( 4.95m x 3.56m )

## Kitchen

15' 3" x 6' 8" ( 4.65m x 2.03m )

## First Floor Landing

## Bedroom Two

12' 9" x 11' 9" ( 3.89m x 3.58m )

## Bathroom

## Second Floor Landing

## Bedroom One

15' 3" x 10' 3" ( 4.65m x 3.12m )

## Bedroom Three

10' 5" x 10' 3" ( 3.17m x 3.12m )



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## Moorside Road, BRADFORD

- Grade II listed Cottage
- Three good size bedrooms
- Character beams throughout
- Handily located close to amenities
- Versatile and spacious accommodation

Tenure: Freehold EPC Rating: C

Council Tax Band: C

offers over

**£160,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SHP111200 - 0006

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