



Moorside Road, BRADFORD BD2 2EU

welcome to

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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.

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

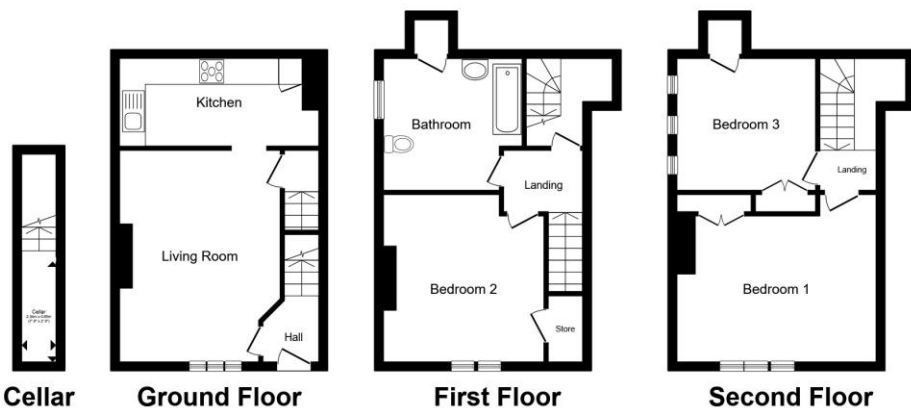
Second Floor Landing

Bedroom One

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

Bedroom Three

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



Total floor area 105.1 m² (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



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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

£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SHP111200 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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