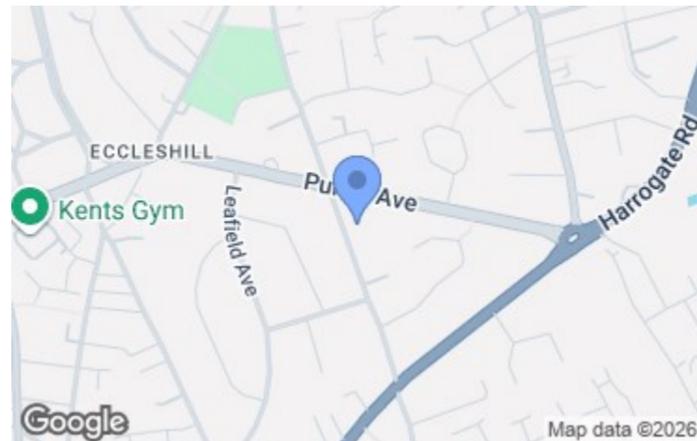




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



### Viewing arrangements

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

### Directions

See Mapping.



**Moorside Road, Bradford, BD2 3RD**  
**Offers In The Region Of £260,000**

359 - 361 Idle Road, Bolton Junction, Bradford, BD2 2AH | 01274 627444 | sales@wwstateagents.com | www.wwstateagents.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.



Moorside Road, Bradford, BD2 3RD



**\*\* 3 BEDROOMS \*\* 2 RECEPTION ROOMS  
 \*\* GENEROUS ROOM SIZES \*\* NO  
 ONWARD CHAIN \*\* IDEAL FAMILY HOME  
 \*\* POPULAR RESIDENTIAL LOCATION \*\*  
 GAS C/HEATING & uPVC D/GLAZING\*\*** A charming semi-detached family home with three generous bedrooms and two inviting reception rooms, offered to the market with no onward chain.

Upon entering, you are greeted by a light and airy entrance hall that leads to both reception rooms, the kitchen and stairs to the first floor with a window to side and under stairs storage cupboard. The spacious lounge features a double-glazed bay window that floods the room with natural light, complemented by a feature gas fireplace that adds a touch of warmth and character, finished with neutral decor and carpeted flooring. To the rear of the ground floor, the dining room boasts a period fireplace with a tiled surround and wooden mantle, a window looking into the rear garden, neutral decor and carpeted flooring. This room also offers access to the kitchen, which is fitted with

wall and base units, and has ample space for a gas cooker, fridge freezer, a sink and drainer and pantry. A small extension enhances the kitchen, providing plumbing and space for a washing machine and tumble dryer, while a door leads to the side access.

The first floor features a spacious landing that leads to three well-proportioned bedrooms, all finished in neutral tones and carpeted for comfort. The main double bedroom is particularly large, while the second double and larger than average third bedroom offer flexibility for family needs. The fully tiled family bathroom is equipped with both a bath and shower, along with a wash hand basin and w/c, plus an additional separate w/c for convenience.

Externally, the property boasts ample off-street parking and a detached garage. The front garden is lawned, while the enclosed rear garden provides ample space for a potential extension (S.T.P.P) including patio seating areas an unused pond, and mature gardens.



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

**Fixtures & fittings**

Mature Three Bedroom Semi-Detached Family Home, Recently Re-decorated & Re-Carpeted, Offered To The Market With No Onward Chain.

**Rating authority**  
Borough Council Tax Band C

**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.

**Tenure**  
Freehold