



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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, West Yorkshire BD2 2EY
Offers Over £240,000

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.



**** Three Bedrooms ** Semi Detached Home **
 Stunning Dining Kitchen ** Four Piece
 Bathroom ** Parking And Garage **
 Generously Spacious Rooms ** Modern Finish
 Throughout ** Located on Moorside Road in
 Bradford, West Yorkshire, this charming three-
 bedroom semi-detached house offers a
 delightful blend of comfort and practicality.
 Upon entering, you are welcomed by a spacious
 hallway that provides access to all rooms,
 complete with convenient under-stairs storage
 with plumbing for a washing machine.**

The living room is a bright and inviting space,
 featuring double-glazed bay window that allow
 natural light to flood in, complemented by a
 cosy gas fireplace and a tasteful carpet finish.
 The modern kitchen diner is well-equipped with
 a variety of wall and base units, space for all
 necessary appliances, an integral electric oven
 and gas hob and sink and drainer. This area is
 designed for family gatherings, with enough
 room for a larger dining table, and boasts
 laminate flooring for easy maintenance. The
 kitchen also features a side door and patio doors

that lead to the rear garden, perfect for enjoying
 outdoor meals or entertaining guests.

On the first floor, you will find two generously
 sized double bedrooms, each offering space for
 wardrobes and benefiting from double glazing
 and central heating, ensuring warmth and
 comfort throughout the seasons. The third
 bedroom, a well-proportioned single, features a
 double-glazed window that overlooks the front
 of the property. The family bathroom is a
 modern four-piece suite, part tiled and complete
 with a double-glazed window to the side,
 providing both style and functionality.

Outside, the property boasts both front and rear
 gardens, ideal for children to play or for
 gardening enthusiasts. A driveway
 accommodates several vehicles, and a detached
 garage adds further convenience for storage or
 hobbies.



Train
 your text here



Primary School
 your text here



Secondary School
 your text here

Fixtures & fittings
 A Mature Three Bedroom Semi-Detached Family
 Home With A Ready To Move In Feel.

Rating authority
 Borough Council Tax Band

Services
 INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME
 BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates
 introduce to Wallace Home Financial, who are authorised and regulated by the
 Financial Conduct Authority.

Tenure
 Freehold