



**161 Moorside Road, Bradford, BD2 3HD**  
**Asking Price £130,000**

This is a beautiful 2 bedroom stone terraced house built in 1838 which has plenty of character. The kitchen and bathroom have been modernised.

This is a popular part of BD2 this property will not be available for long.

Call today to arrange your viewing.

**Locate**  
The Property Experts

**Locate Properties UK LTD**

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Registered in England & Wales No. 5161728

**Front Elevation**



**Bedroom 1**

13'2" x 10'4" (4.037 x 3.155)



**Lounge**

14'7" x 13'4" (4.467 x 4.085)



**Bedroom 2**

5.021x2.204 (1.52m.6.40mx0.61m.62.18m)

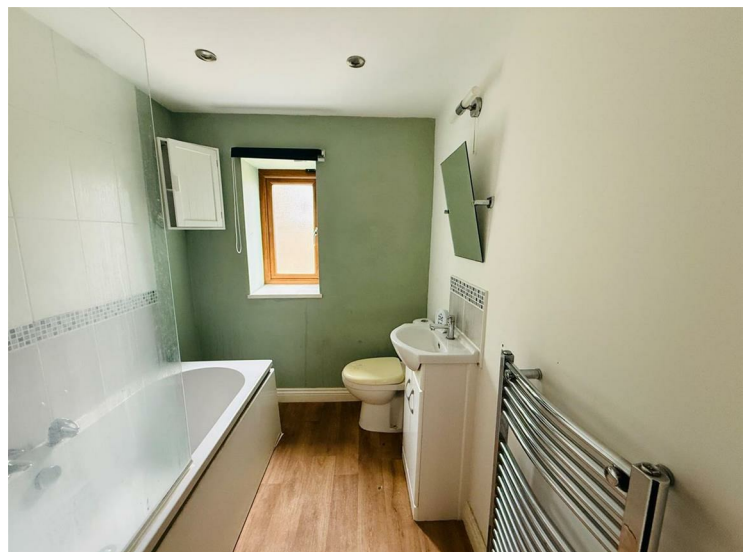


**Kitchen**

13'2" x 9'2" (4.034 x 2.806)



**Bathroom**

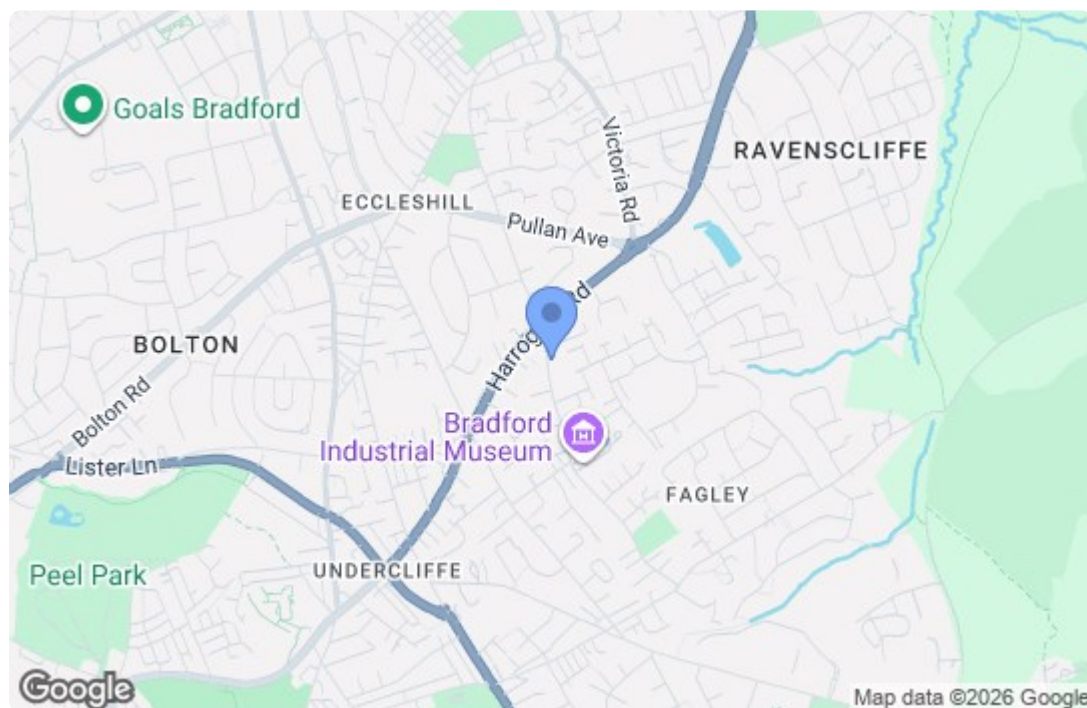


Garage



Angle 2





| 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                     |         |                         |
|                                                                 | 74      |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92 plus) A                                                     |         |                         |
| (81-91) B                                                       |         |                         |
| (69-80) C                                                       |         |                         |
| (55-68) D                                                       |         |                         |
| (39-54) E                                                       |         |                         |
| (21-38) F                                                       |         |                         |
| (1-20) G                                                        |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |