



£109,000

\*NO CHAIN\* \*ONE BEDROOM\* \*RENOVATED COTTAGE\* \*IDEAL FOR INVESTORS & FIRST TIME BUYERS\* \*BUY TO LET OPPORTUNITY\* \*VILLAGE LOCATION\* \*STONE BUILT\* \*GAS CENTRAL HEATING & DOUBLE GLAZING\* \*SMALL GARDEN\*

Nestled in the charming area of Moorfield Place, Bradford, this renovated one-bedroom cottage presents an excellent opportunity for both first-time buyers and savvy investors. The property boasts a modern aesthetic, having undergone significant updates that enhance its appeal and functionality.

Upon entering, you will find a well-designed living space that maximises comfort and style. The dining kitchen is equipped with contemporary fixtures and fittings, ensuring a delightful cooking experience.

The bedroom is generously sized, providing a peaceful retreat at the end of the day. Natural light floods the room, creating a warm and inviting atmosphere. The bathroom has also been tastefully updated, featuring modern amenities that cater to your daily needs.

Situated in a desirable location, the cottage is conveniently close to local amenities, including shops, parks, and public transport links, making it an ideal choice for those seeking a vibrant community. The property's recent renovations mean that it is ready for immediate occupancy, allowing you to move in without the hassle of additional work.

Whether you are looking to invest in a rental property or seeking a comfortable home for yourself, this townhouse in Moorfield Place is a remarkable find. With its blend of modern living and prime location, it is sure to attract interest. Do not miss the chance to make this delightful property your own.

Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS



## Moorfield Place, BD10

Approximate Gross Internal Area = 54.6 sq m / 588 sq ft

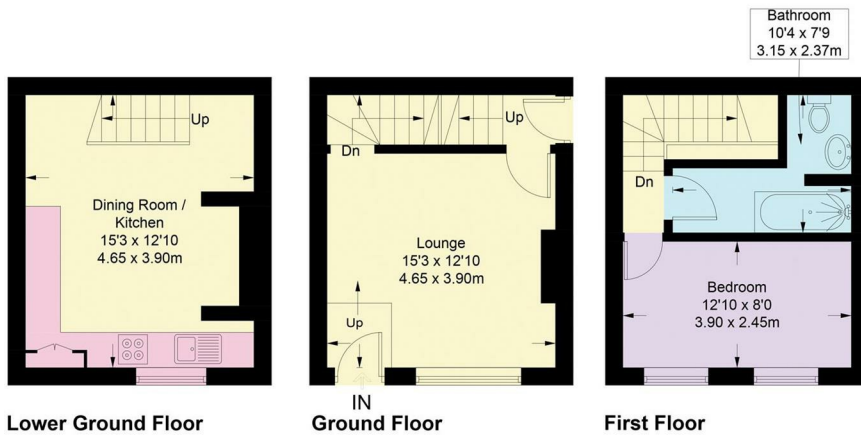


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1230113)



These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT. PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

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