



## Moorside Road, Bradford, BD2 3RB

- 3 Bedrooms
- Enclosed Gardens
- 2 Reception Rooms
- Popular Location
- Established Semi Detached
- Close to Local Amenities and Schools

**Price £245,000**



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## DESCRIPTION

Offered with no onward chain, early viewing is recommended to fully appreciate the space on offer at this mature three-bedroom semi-detached home.

The property has had planning granted for a single storey rear extension along with two dormers to create two bedrooms and a bathroom in the attic space.







Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
86.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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### Viewings

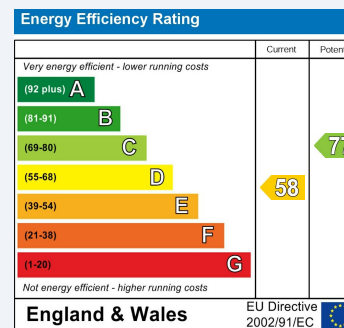
Please contact [shipleigh@hunters.com](mailto:shipleigh@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.