



## Moorlands Avenue, Bradford, West Yorkshire, BD3 7LN

- SEMI DETACHED
- GOOD SIZED PAVED GARDENS FRONT AND REAR
- FREEHOLD
- DOWNSTAIRS W/C
- COUNCIL TAX BAND A / EPC RATING D
- THREE BEDROOMS
- KITCHEN / DINER
- CUL-DE-SAC
- CLOSE TO LOCAL AMENITIES

**Offers Over £155,000**





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## DESCRIPTION

Nestled in the tranquil cul-de-sac of Moorlands Avenue, Bradford, this charming semi-detached house presents an excellent opportunity for first-time buyers and investors alike. The property boasts three well-proportioned bedrooms, providing ample space for families or those seeking a comfortable home.

Upon entering, you are welcomed into a spacious reception room, perfect for relaxation or entertaining guests. The fully fitted kitchen is a highlight, offering modern conveniences and ample storage, making meal preparation a delight. Additionally, the property features a convenient downstairs W/C, enhancing practicality for everyday living.

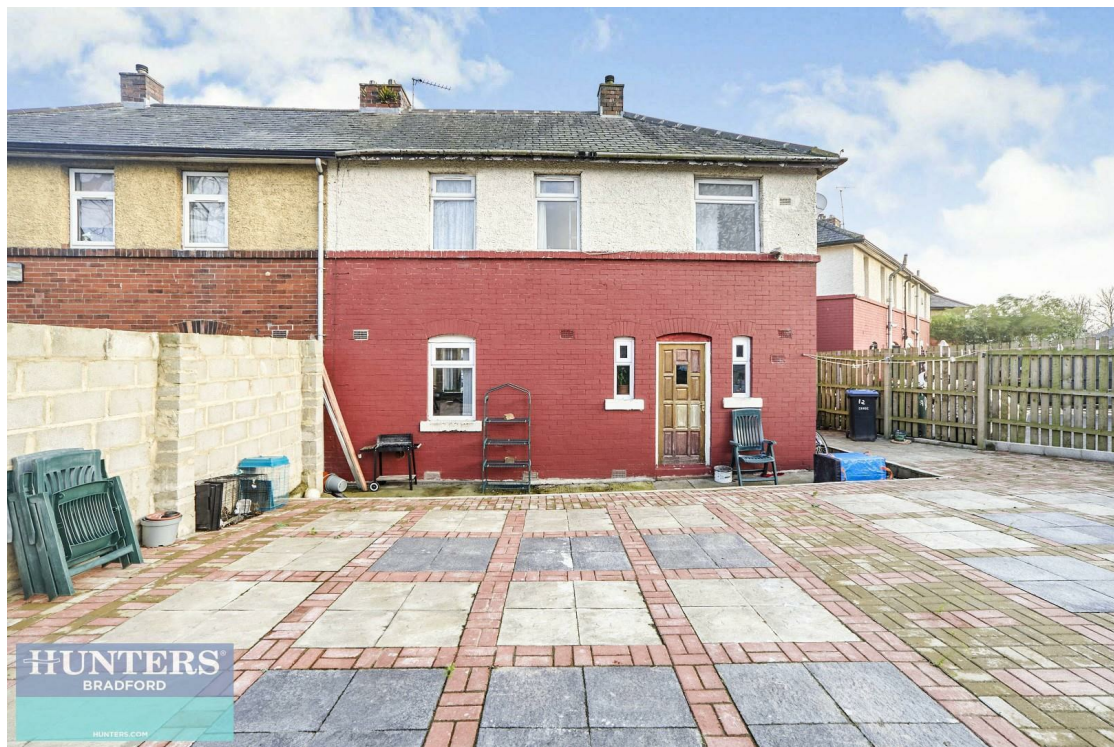
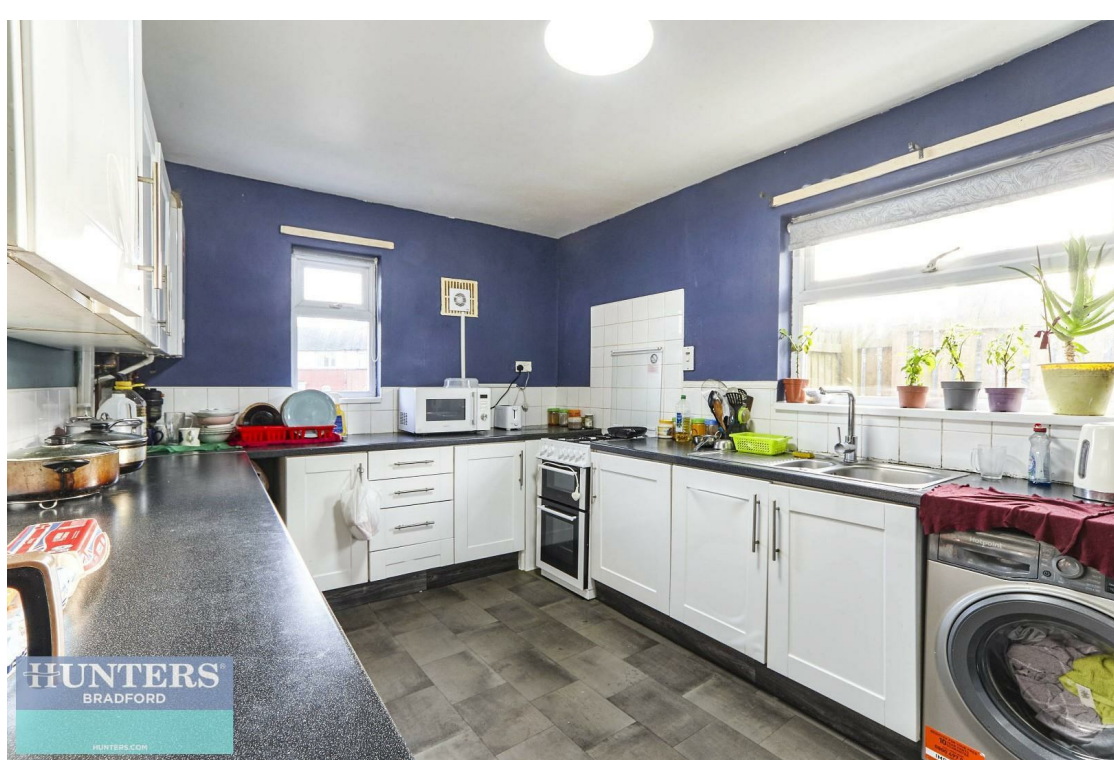
The outdoor space is equally impressive, with good-sized paved gardens both at the front and rear. These areas provide a wonderful opportunity for outdoor enjoyment, whether it be for gardening, children's play, or simply unwinding in the fresh air.

Situated close to local amenities, this home ensures that essential services and conveniences are just a stone's throw away. The property falls within Council Tax Band A, making it an economical choice for potential homeowners. Furthermore, it holds an Energy Performance Certificate (EPC) rating of D, indicating reasonable energy efficiency.

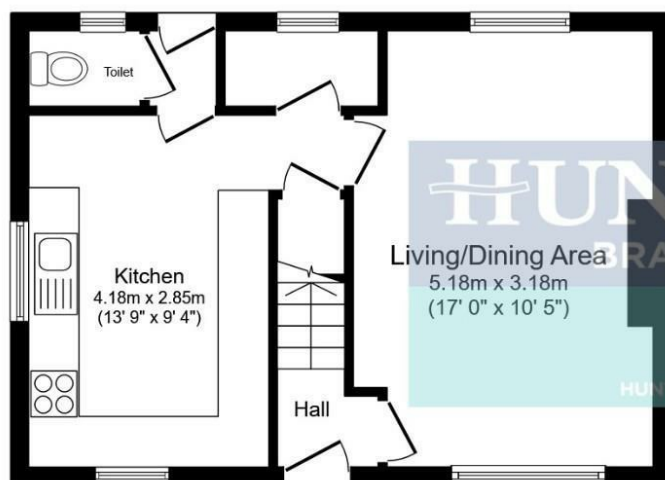
This delightful semi-detached house on Moorlands Avenue is not just a property; it is a place where memories can be made. With its appealing features and prime location, it is a must-see for anyone looking to settle in Bradford.



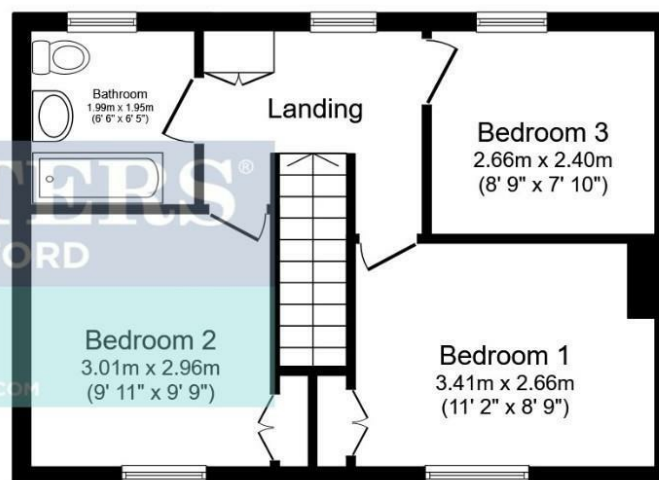








**Ground Floor**



**First Floor**

Total floor area 76.8 m<sup>2</sup> (826 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

### Viewings

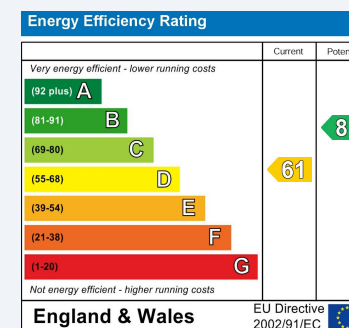
Please contact [bradford@hunters.com](mailto:bradford@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.



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