



Moorland Gardens, Tyersal Gate, Bradford, West Yorkshire, BD4

- WELL PRESENTED FOUR BEDROOM DETACHED FAMILY HOME WITH NO CHAIN
- SPACIOUS MODERN KITCHEN DINER- MODERN THREE PIECE BATHROOM
- BEDROOM 1 WITH ENSUITE SHOWER ROOM & FITTED WARDROBE
- CLOSE TO LOCAL AMENITIES, SCHOOLS AND M62 MOTORWAY NETWORK
- FRONT AND REAR GARDEN WITH DRIVEWAY AND GARAGE PARKING
- LOUNGE WITH PATIO DOORS TO THE REAR GARDEN
- GROUND FLOOR WC & SEPARATE UTILITY ROOM
- BURGLAR ALARM, PLUS PIR SENSOR LIGHTS FRONT AND BACK
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- COUNCIL TAX BAND D - EPC RATING GRADE B

Offers In The Region Of £275,000

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Nestled in the desirable area of Tyersal Gate, Moorland Gardens, Bradford, this well-presented four-bedroom detached family home offers a blend of comfort and modern living. With no onward chain, this property is ready for you to move in and make it your own. Please note this property has never been lived in.

Upon entering, you are greeted by a hall to the good size lounge. The modern kitchen diner is generously sized, and is an ideal setting for family meals and entertaining guests. It features patio doors leading to the rear garden, allowing for an abundance of natural light and a seamless connection to outdoor space. With the utility room, there is plenty of space for day to day chores, or coping with children's muddy shoes from the garden. The ground floor has a WC.

The first floor comprises four well-proportioned bedrooms, ensuring ample space for family members or guests. Bedroom features both fitted wardrobes and an ensuite shower room. There is a separate walk-in storage cupboard on the upstairs landing. The modern three-piece bathroom is tastefully designed, offering a relaxing retreat at the end of the day. There is a separate 'electric' shower over bath in addition to the en-suite 'mixer' shower.

This property is further enhanced by double glazing and gas central heating, ensuring warmth and energy efficiency. The front and rear gardens provide delightful outdoor areas for children to play or for hosting summer barbecues. Parking is via a driveway and garage.

There is also a lovely green space close by. Close to local amenities, schools, and the M62. With a council tax band D and an impressive EPC rating of grade B, this property is a sound investment.

This four-bedroom detached house is a fantastic opportunity for families seeking a spacious and modern living environment in a well-connected area.

Moorland Gardens is not on maps. Kitchen Road (postcode BD4 0DD) is. Drive to end of Kitchen Road and take a right.



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GROUND FLOOR

Hallway

Ground Floor WC

Kitchen / Dining Room
17'9" x 13'2"

Utiltiy
6'5" x 5'3"

Living Room
15'5" x 11'2"

FIRST FLOOR

Bedroom 1
12'1" x 8'7"

Ensuite Shower Room

Bedroom 2
12'6" x 8'7"

Bedroom 3
8'7" x 8'0"

Bedroom 4
8'11" x 7'3"

Bathroom
6'6" x 5'7"

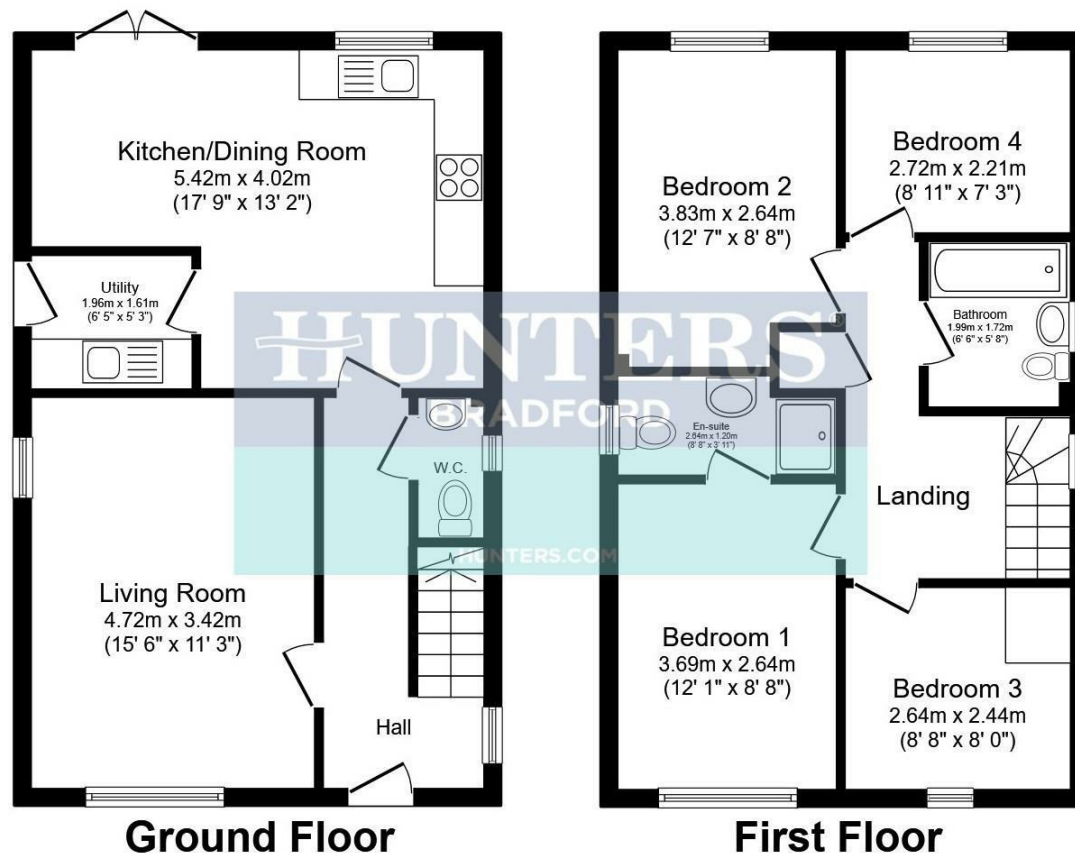
EXTERNAL

Front Garden

Rear Garden

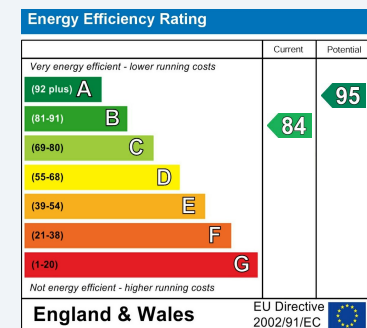
Driveway

Garage



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.

Viewings

Please contact 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.