



Moore Avenue, Bradford, West Yorkshire, BD7 4DR

- THREE BEDROOM END TERRACE - REFURBISHED TO A HIGH STANDARD
- DOUBLE GLAZING
- MODERN STYLED SHOWER ROOM
- CCTV SECURITY SYSTEM
- COUNCIL TAX BAND C
- MODERN STYLISH DINING KITCHEN
- GAS CENTRAL HEATING
- NEW TILES, FLOORING AND CARPETS THROUGHOUT
- LARGE DRIVEWAY - FRONT GARDEN - REAR YARD
- EPC RATING GRADE D

Offers In The Region Of £230,000

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HUNTERS BRADFORD PRESENTS - MOORE AVENUE - BD7

Viewings from the 28th of March 2024 - Taking requests only for now

THREE-BEDROOM END TERRACE - REFURBISHED TO A HIGH STANDARD - MODERN STYLISH DINING KITCHEN - DOUBLE GLAZING - GAS CENTRAL HEATING - MODERN STYLED SHOWER ROOM - NEW TILES, FLOORING AND CARPETS THROUGHOUT - UNDERFLOOR HEATING - CCTV SECURITY SYSTEM - LARGE DRIVEWAY - FRONT GARDEN - REAR YARD - COUNCIL TAX C - EPC RATING GRADE D

GROUND FLOOR

Enter the hallway from the main side entrance, the area is bright, gives access to the reception room, dining kitchen, stairs to the first floor, a boiler cupboard. The hallway has underfloor heating.

The reception room has a modern feel with a tiled floor, a modern plasma wall heater, underfloor heating, and a bay window that invites an abundance of natural light.

The dining kitchen features quartz worktops and a stainless-steel sink complemented by an InSinkErator. Integrated appliances, including a grill, oven, dishwasher, microwave, and features under floor heating. The added under-stairs storage caters to organisational needs and a tumble dryer. There is also access to the rear yard,

FIRST FLOOR

The landing is light, decorated in neutral colours, carpeted, and gives access to all three bedrooms and the house shower room.

Bedroom 1 is a large double room with dual aspect windows. Bedroom 2 is a double to the rear, bedroom 3 is a single room to the side.

The shower room is tiled, complete with underfloor heating, a Merlyn Series 10 shower, basin, and WC.

EXTERNAL

The block-paved driveway can accommodate 4/5 vehicles, ideal for a family. There are security lights and the rear an enclosed yard, ideal for children. The garage has been converted at the front with a PVC door and window for storage.

LOCAL

Close to local schools, shops, supermarkets and with close driving access to the M62 motorway network.

In short, a modern family home ready to move into, ideal for families or first-time buyers

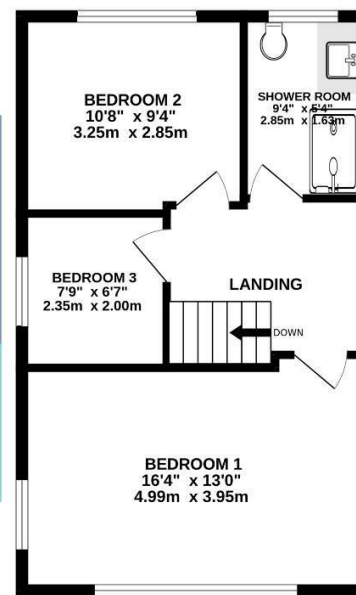
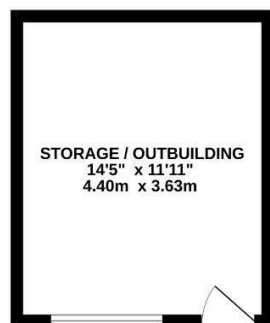




EXTERNAL

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewings

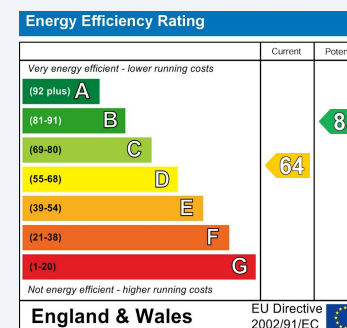
Please contact bradford@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

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

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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