



64 Moorside Road, Eccleshill, Bradford, BD2 3RB

NO CHAIN – Popular style of semi-detached forming part of this keenly sought after part of Eccleshill. Currently providing THREE BEDROOM, TWO RECEPTION ROOM accommodation which has been RECENTLY REFRESHED, including new carpets so you don't have to! Clear potential here to extend (subject to planning permission) which offers new owners the opportunity to create a long term family home. This fine example will not remain "for sale" for long, don't delay – contact ROBERT WATTS today to arrange YOUR VIEWING.

£225,000

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COUNCIL TAX Bradford

Band C

TENURE Freehold

ENTRANCE HALL Upvc door, useful under stairs store

LIVING ROOM 11'4" x 11'3" (3.45m x 3.43m)

Feature fire surround, gas fire

DINING ROOM 11'2" x 10'3" (3.4m x 3.12m)

Patio doors to rear garden, gas fire incorporating fire back boiler

KITCHEN 10'5" x 5'7" (3.18m x 1.7m)

Selection of wall and base units, work tops, sink unit, gas point for cooker, plumbed for washing machine

LANDING Access to loft space - fully boarded

BEDROOM 1 12'3" x 11'2" (3.73m x 3.4m)**BEDROOM 2 11'3" x 10'3" (3.43m x 3.12m)**

Closet housing hot water cylinder

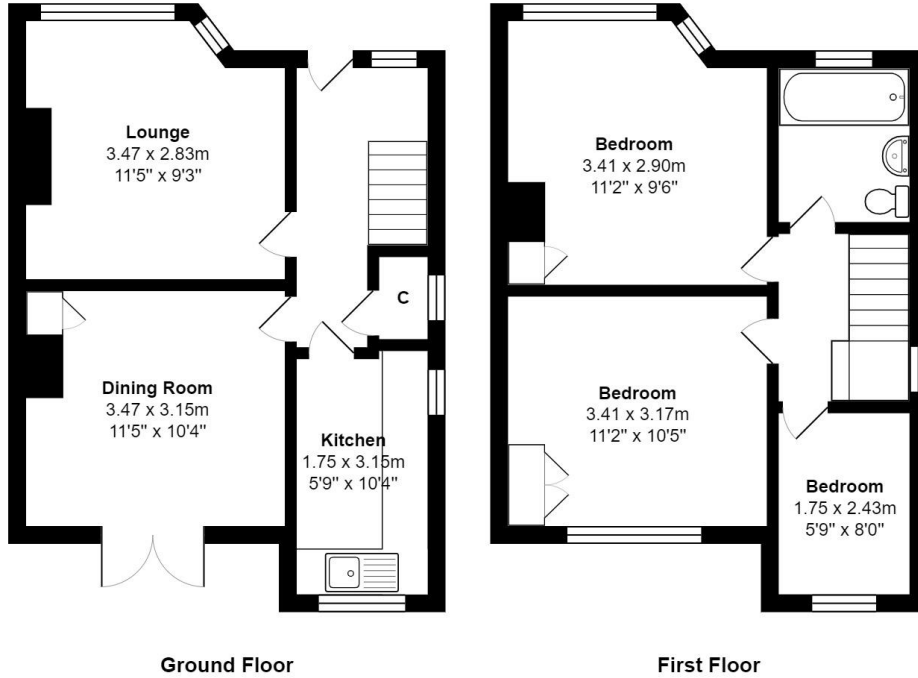
BEDROOM 3 7'8" x 5'8" (2.34m x 1.73m)

BATHROOM Three piece white suite, mixer tap over bath shower and screen

OUTSIDE Pleasant gardens front and rear, drive to garage

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.





Total Area: 72.4 m² ... 779 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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