



## 38 Moorside Road, Eccleshill, Bradford, BD2 3RB

EXTENDED – Popular style of SEMI-DETACHED currently providing FOUR/FIVE bedroom, TWO RECEPTION ROOM accommodation. This fine example is further enhanced by: IMPRESSIVE REAR GARDEN ,GOOD SIZE GARAGE (no car access) CONSERVATORY and a USEFUL LOFT SPACE. Forming part of this sought after part of BD2, just off Pullan Avenue. Of likely appeal to a variety of buyers and we urge early arrangement of YOUR VIEWING to avoid disappointment. Contact Robert Watts without delay.

£295,000

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## **COUNCIL TAX Bradford**

Band C

**TENURE** Freehold

**ENTRANCE HALL** Useful understairs store

**LIVING ROOM** 15'6" max x 11'2" (4.72m max x 3.4m)

**DINING ROOM** 11'4" x 11'1" (3.45m x 3.38m)

Patio doors leading to conservatory

**CONSERVATORY** 9'7" x 7'4" (2.92m x 2.24m)

**KITCHEN** 10'1" max x 6'4" (3.07m max x 1.93m)

Selection of wall and base units, work tops, sink unit

**MULTIPURPOSE ROOM / BEDROOM 5** 13'3" x 5'4" (4.04m x 1.63m)

## **LANDING**

**BEDROOM 1** 12'7" max x 11'1" (3.84m max x 3.38m)

Useful store closet

**BEDROOM 2** 11'7" x 10'8" max (3.53m x 3.25m max)

**BEDROOM 3** 12'9" x 5'4" (3.89m x 1.63m)

**BEDROOM 4** 9'4" x 6'8" (2.84m x 2.03m)

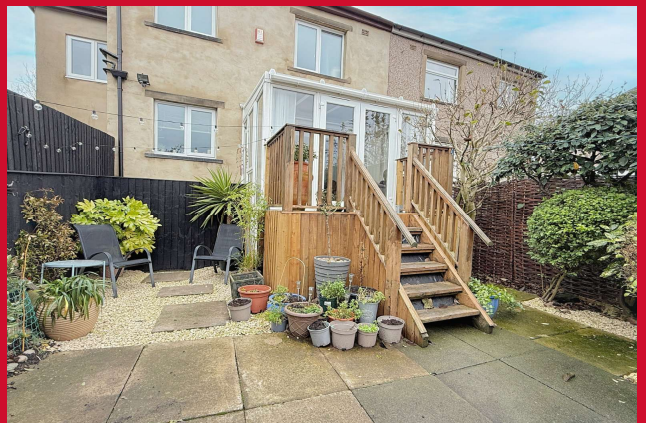
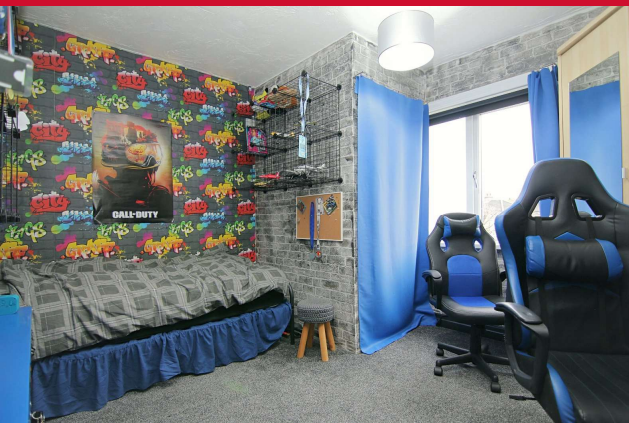
**LOFT SPACE** 12'4" x 10'7" (3.76m x 3.23m)

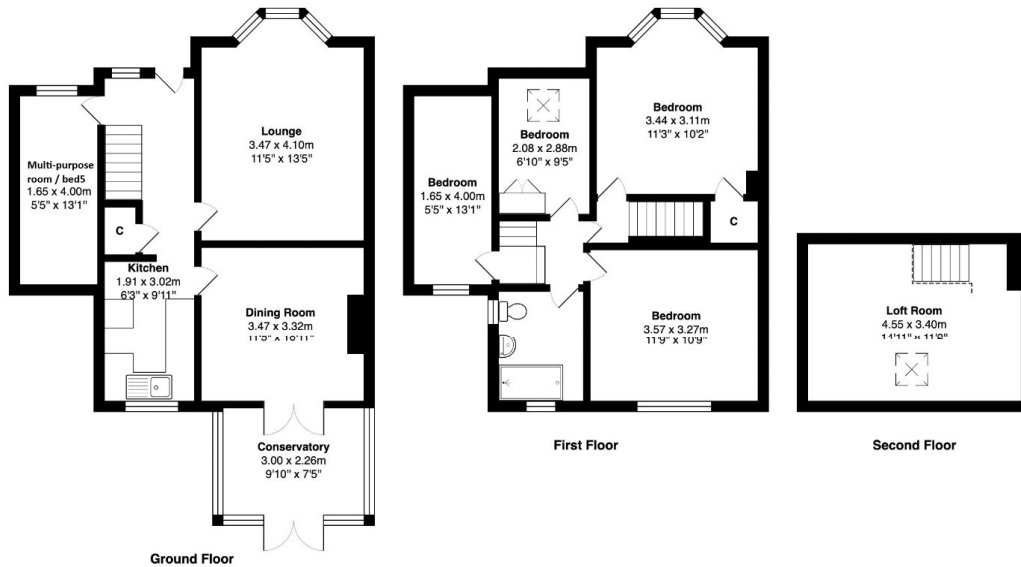
Access via fixed stair case, fully boarded and decorated with velux window

**SHOWER ROOM** Modern suite comprising - shower cubicle, wash basin and WC - tiled floor, part tiled walls

**OUTSIDE** Drive and garden to front, impressive rear garden incorporation good size garage (no car access), summer house, decking

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: 120.0 m<sup>2</sup> ... 1292 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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