



2 Moorhouse Avenue, Bradford, BD2 1JA

NO CHAIN - EXTENDED semi detached occupying and ENVIABLE PLOT... Currently providing TWO BEDROOM, TWO RECEPTION ROOM accommodation. We feel this fine example will appeal to a variety of buyers. Forming part of this keenly sought after locality within walking distance of Schools and offering access to many local amenities (including Morrisons Enterprise 5) and handy for the train station at Apperley Bridge (approx 2 miles/around 10 mins away). Contact Robert Watts to arrange YOUR viewing today.

Offers Over £160,000

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COUNCIL TAX Bradford

Band B

TENURE Freehold

BUYER INFORMATION Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

ENTRANCE HALL

LIVING ROOM 14'8" x 12'9" (4.47m x 3.89m)

DINING ROOM 18'2" x 10'3" (5.54m x 3.12m)

KITCHEN 12'1" x 7'8" (3.68m x 2.34m)

Selection of wall and base units, work tops, sink unit, plumbed for washing machine, built in oven, hob and extractor - guest WC off

LANDING

BEDROOM 1 14'9" x 9'8" (4.5m x 2.95m)

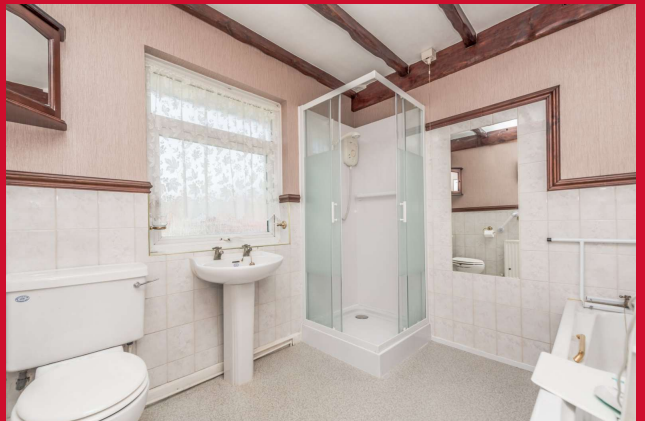
Built in wardrobes

BEDROOM 2 10'9" x 9'3" (3.28m x 2.82m)

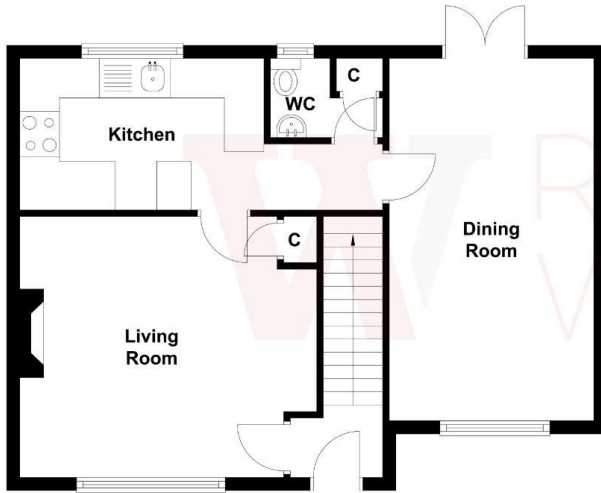
BATHROOM Four piece suite

OUTSIDE Off road parking, generous plot with pleasant gardens

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.



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		