



66 Moore Avenue, Bradford, BD6 3HU

**** SUPERIOR PERIOD EXECUTIVE DETACHED RESIDENCE ** ONCE IN A GENERATION OPPORTUNITY ****
Once you step inside this SUPERB residence you will not be disappointed with the amount of space there is on offer. The versatile accommodation can offer FOUR BEDROOMS, TWO RECEPTION ROOMS, FAMILY BATHROOM PLUS SO MUCH MORE within the attic space and basement! Throughout the property there is an enormous amount of history which can be clearly seen within the ornate period features it holds. Externally, the wrap around gardens are an ideal space for family entertainment with patio seating areas, lawns and mature shrub borders. Parking for several cars and DETACHED GARAGE. Standing out from the crowd this property oozes kerb appeal and simply must be viewed to fully appreciate.

£495,000

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ENTRANCE HALLWAY

Impressive entrance hallway with spindle stairs leading to the first floor and access to the basement room

LOUNGE 18'6" x 14' max (5.64m x 4.27m max)

Good size lounge with bay window. Picturesque window, stone hearth housing stove

KITCHEN 12'3" (3.73) max x 9'9" (2.97) max

Modern kitchen having an array of wall and base units. Worktops, sink and drainer, induction hob with extractor, eye level double oven and integrated fridge freezer, plumbing for washer

SITTING ROOM 16'4" (4.98) max x 14' (4.27) max

Formal reception room with stained glass panelled door leading to the rear and stone effect fireplace with shelving into alcoves and stove

CLOAKROOM

BASEMENT 12'3" x 9'2" (3.73m x 2.8m)

Large basement room with power and light

FIRST FLOOR

Landing area with loft access via pull down ladder. Loft boarded

LANDING

Galleried landing

BEDROOM ONE 16'6" max x 15' (5.03m max x 4.57m)

Master bedroom with large bay and fitted wardrobes

BEDROOM TWO 14'4" x 12'9" (4.37m x 3.89m)

Feature, open fireplace and fitted wardrobes

BEDROOM THREE 14'8" x 10'3" (4.47m x 3.12m)

BEDROOM FOUR 7'2" x 6'9" (2.18m x 2.06m)

ATTIC

Vast space spanning the length of the house with a huge amount of potential. Accessed via traditional pull down ladder, power and light

SEPERATE W.C

W.C and basin

BATHROOM

Large family bathroom. Corner Jacuzzi style bath, separate corner shower cubicle and sink. Towel cupboard

OUTSIDE

Sat on an enviable plot with a large amount of outside space. Gardens to the front with seating area and mature shrubs. Driveway allows parking for several vehicles, leads to a matching detached garage (power and light). Permanent built outbuildings with additional enclosed garden space to the rear plus additional seating areas

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: approx. 170.8 sq. metres (1838.3 sq. feet)

Please Note: This plan is for general layout guidance only and not to be relied upon for measurements.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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