



65 Moore Avenue, Bradford, BD6 3HJ

**** FANTASTIC CORNER PLOT POSITION ** VAST AMOUNT OF SCOPE **** Viewing is an absolute **MUST** for this SEMI DETACHED with kitchen EXTENSION which allows it to provide THREE BEDROOMS, TWO RECEPTION ROOM accommodation. Situated in this sought after area and showing there is plenty of potential for further development (subject to relevant permissions). The loft has been currently boarded with first floor ceiling lowered to allow the floor to be strengthened should anyone wish to look to do a loft conversion. Gardens to three sides and parking for several cars leading to a detached garage. Well placed for many amenities within the immediate area to include schools, walks, transport links and commute.

BOOK YOUR VIEWING TODAY

£295,000



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ENTRANCE HALLWAY

With underfloor heating and oak banister stairs leading to the first floor

LOUNGE 11'5" x 12'2" (3.48m x 3.7m)

Formal reception room with feature fireplace and under floor heating

DINING ROOM 11'5" x 12'11" (3.48m x 3.94m)

Laminate flooring with feature fireplace housing gas fire and under floor heating

KITCHEN EXTENSION 11'11" x 9'6" (3.63m x 2.9m)

Three windows allowing plenty of natural light, fitted kitchen with a selection of wall and base units, worktops with sink and drainer. Space for range cooker and under counter appliances

FIRST FLOOR

Landing area with loft access

BEDROOM ONE 11'6" x 13'1" (3.5m x 4m)

BEDROOM TWO 11'6" x 12'4" (3.5m x 3.76m)

BEDROOM THREE 5'7" x 7'4" (1.7m x 2.24m)

BATHROOM 5'7" x 9'3" (1.7m x 2.82m)

Good size family bathroom with Jacuzzi style corner bath, sink and W.C

LOFT

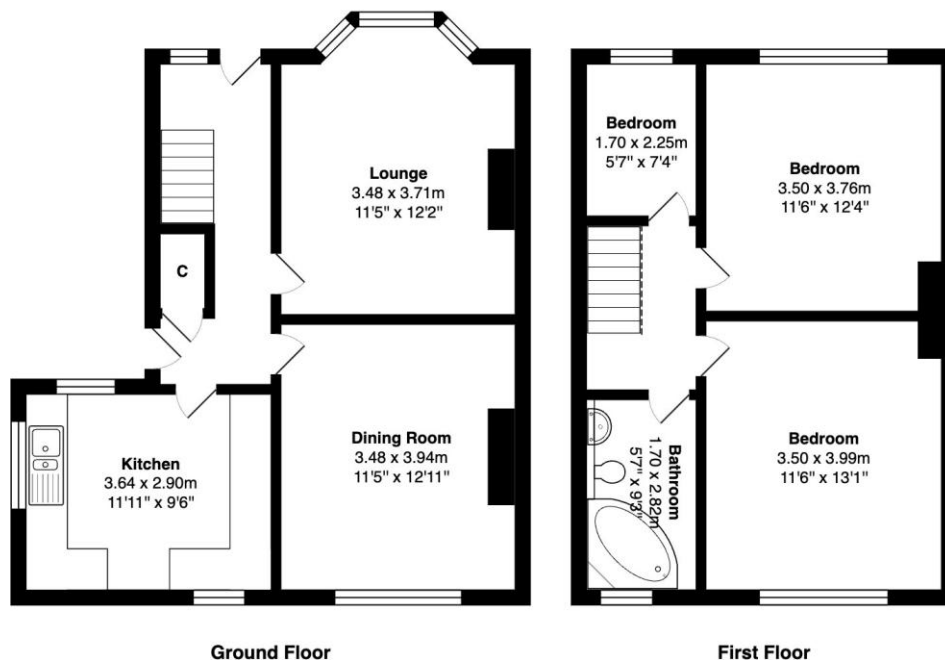
Access via pull down ladder. fully insulated and boarded. The floors have been strengthened to allow for conversion (subject to permissions)

OUTSIDE

Sit on an enviable plot with paved gardens to the rear with fenced screening, lawned gardens to the front and driveway, allowing parking for several cars leading to garage

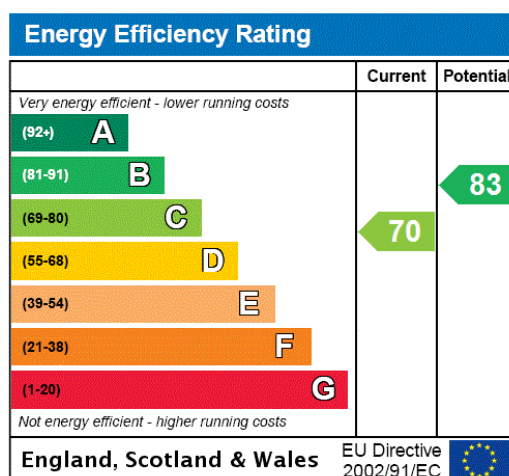
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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: 89.2 m² ... 960 ft²

All measurements are approximate and for display purposes only



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