



74 Moore Avenue, Bradford, BD6 3HU

**** SUPERB EXAMPLE OF ITS TYPE ** LARGE PLOT WITH PLANNING PERMISSION FOR SIDE AND REAR EXTENSION ** POPULAR RESIDENTIAL LOCATION **** Viewing is strongly advised for this **REFURBISHED** and very well presented **SEMI DETACHED** which briefly comprises: entrance porch opening through to the hallway, **TWO RECEPTION ROOMS** and modern kitchen. **THREE BEDROOMS** and house bathroom **PLUS** loft room which is fully decorated with power and light. Externally, the front and side are fully block paved allowing parking for several cars which follows round to the rear and lawned rear garden. The planning permission can be seen on Bradford Planning Portal 25/01343/HOU

£340,000

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ENTRANCE PORCH Opening through to the hallway

HALLWAY

Tiled flooring from the porch leading through to the hallway and kitchen. Open stairs leading to the first floor

LOUNGE 14'6" x 11'1" (4.42m x 3.38m)

Pleasant formal reception room

SITTING ROOM 11'6" x 8'11" (3.5m x 2.72m)

Patio doors leading to the rear

KITCHEN 11'5" x 7'9" (3.48m x 2.36m)

Quality fitted kitchen with a selection of wall and base units finished in high gloss white. Oven, hob and extractor, space for fridge freezer and plumbing for washer

FIRST FLOOR

With loft access via pull down ladder

BEDROOM ONE 11'3" x 11'10" (3.43m x 3.6m)

BEDROOM TWO 11'3" x 11'5" (3.43m x 3.48m)

BEDROOM THREE 7'5" x 5'7" (2.26m x 1.7m)

BATHROOM

Modern three piece suite with shower over bath and screen, vanity style sink and W.C

LOFT 17'6" (5.33) max x 15'4" (4.67) max

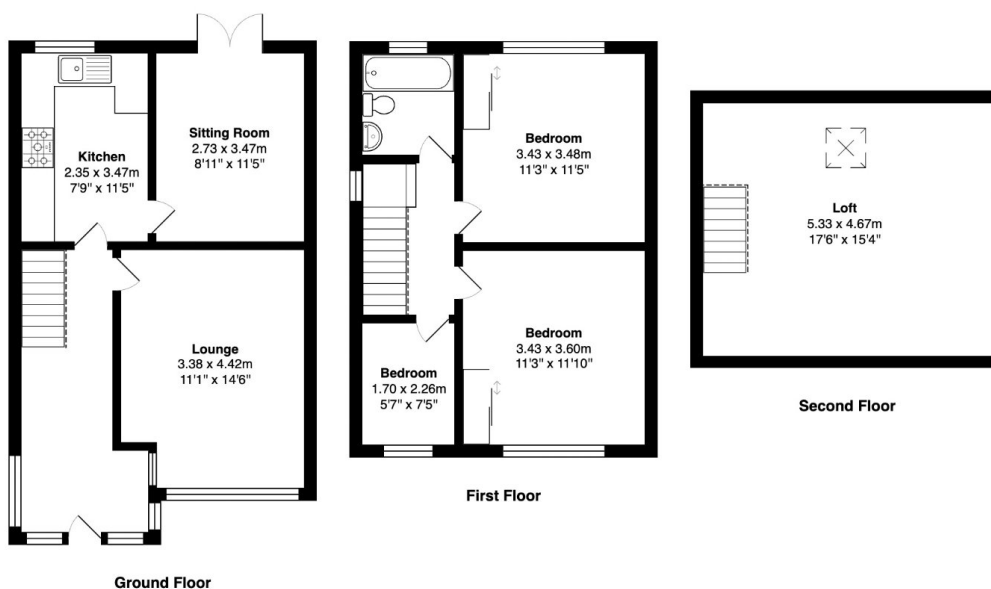
Access via pull down ladder. Fully decorated with power, light and Velux window

OUTSIDE

Sat on a superb plot with planning permission for extension. Block paved with parking for several cars and lawns to rear

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: 106.6 m² ... 1148 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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