



45 Moore Avenue, Bradford, BD6 3HJ

**** LOVELY END TOWN HOUSE ** POPULAR RESIDENTIAL LOCATION ** AN IDEAL FAMILY HOME ****
Viewing is strongly advised for this well presented END TOWN HOUSE situated on this much sought part of Moore Avenue, BD6. Briefly comprising: entrance hallway, lounge and large dining kitchen/family room with ended bay window to rear. THREE GOOD SIZE BEDROOMS and family bathroom complete the 1st floor. Externally are pleasant gardens to the front and rear and off road parking. Well placed for local shops, schools and commute.

£220,000

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HALL, STAIRS & LANDING

Entrance door into hall, laminate flooring and stairs to first floor. Loft access on the landing. Ground floor has under floor heating throughout

LOUNGE 15'3" x 11'6" (4.65m x 3.5m)

Feature fireplace with inset fire and laminate flooring and coving

RECEPTION KITCHEN 18'4" x 18'3" (5.6m x 5.56m)

'L' shaped into bay window. Modern wall and base units which also house the boiler. Stainless steel sink with mixer tap, splash back and worktops. Plumbing for washer and gas/electric points for range style oven with extractor. Inset fire and under stairs cupboard

BEDROOM ONE 12'8" x 10'2" (3.86m x 3.1m)

Laminate flooring

BEDROOM TWO 13'2" x 10'4" (4.01m x 3.15m)

Laminate flooring

BEDROOM THREE 7'6" x 5'9" (2.29m x 1.75m)

Laminate flooring

BATHROOM 9'1" x 5'10" (2.77m x 1.78m)

Shaped bath with mixer tap and shower. Sink and W.C. Vanity unit, with tiled walls and floor. Cladded ceiling

OUTSIDE

To the front is a driveway with Astro Turf lawn with shrub border. To the side is flagged leading to side door and the rear. Rear garden with Astro Turf lawn and shrub border. There is a useful, good sized store

BUYER DISCLAIMER

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.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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