BARKERS

OPENING DOORS FOR YOU



6 Moorland Gardens

Bradford, BD4 0DT

Asking Price Of £195,000

- SEMI DETCHAED
- DRIVEWAY & GARAGE
- MODERN DECOR THROUGHOUT
- DOWNSTAIRS W/C
- TWO BEDROOMS
- LOW MAINTENANCE GARDEN TO THE REAR
- FAMILY BATHROOM
- IDEAL FOR FIRST TIME BUYERS AND SMALL FAMILIES OR THOSE WANTING TO DOWNSIZE
- CLOSE TO AMENITIES & TRANSPORT LINKS









Full Description

This two bedroom semi detached property briefly comprises a lounge, modern kitchen with integrated oven and French doors leading to the rear garden, and a convenient downstairs WC. To the first floor are two bedrooms and a modern three-piece family bathroom. Externally, the property benefits from a pebbled driveway providing off-road parking for one vehicle, a lawned front garden and a generously sized south-facing rear garden, complete with a paved pathway and access to the garage.

ENTRANCE
Entrance features carpeted flooring, providing access to the lounge and staircase leading to the first floor.

LOUNGE
15' 1" x 9' 11" (4.6m x 3.02m)
A modern lounge featuring carpeted flooring, offering a comfortable and inviting space for relaxing and entertaining.

KITCHEN
13' 7" x 7' 9" (4.14m x 2.36m)
A modern and well-presented kitchen featuring wood-effect vinyl flooring, an integrated oven, partially tiled walls and space for a washing machine. French doors provide direct access to the rear garden, allowing plenty of natural light into the room. The kitchen also provides access to a convenient downstairs WC.

DOWNSTAIRS W/C
A convenient ground floor cloakroom comprising a WC and wash hand basin.

LANDING
Leads to two bedrooms and family bathroom.

FAMILY BATHROOM
7' 4" x 5' 11" (2.24m x 1.8m)
A modern and well-presented family bathroom featuring a three-piece suite comprising a bath, wash hand basin and WC. Complemented by tiled walls surrounding the bath and wood-effect vinyl flooring.

BEDROOM ONE
13' 6" x 10' 0" (4.11m x 3.05m)
A well-proportioned double bedroom featuring carpeted flooring, offering a comfortable and inviting space with ample room for bedroom furniture.

BEDROOM TWO
12' 8" x 7' 1" (3.86m x 2.16m)
A versatile bedroom featuring carpeted flooring, ideal for use as a child's bedroom, guest room or home office/study.

REAR GARDEN
A generously sized, south-facing rear garden featuring a lawned area, ideal for outdoor relaxation and entertaining. A paved pathway leads from the kitchen's French doors to the garage, providing convenient access. The garden offers a fantastic outdoor space to enjoy with family and friends.







EXTERIOR

The property benefits from a pebbled driveway providing off-road parking for one vehicle, alongside a lawned area to the front. A paved pathway leads to the front entrance, creating a welcoming approach to the property.

ADDITIONAL INFORMATION

Tenure - Freehold

Council tax band - B

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £30+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.





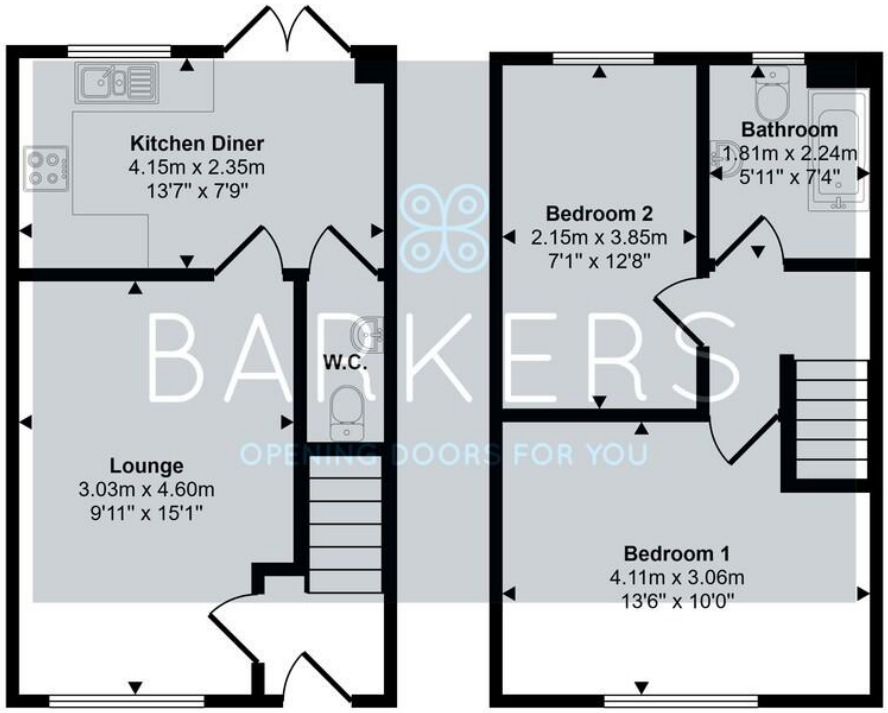








Approx Gross Internal Area
58 sq m / 626 sq ft

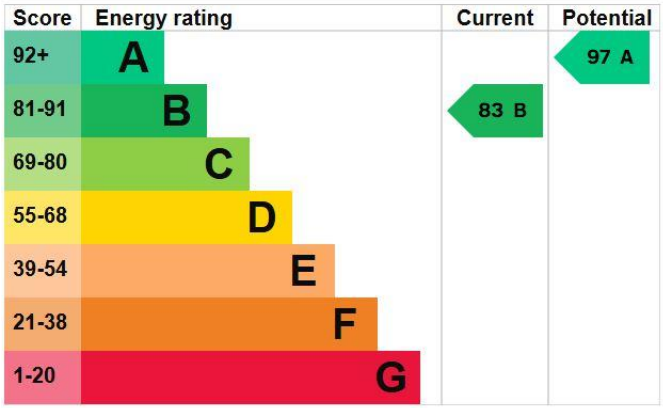


Ground Floor
Approx 29 sq m / 313 sq ft

First Floor
Approx 29 sq m / 313 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements