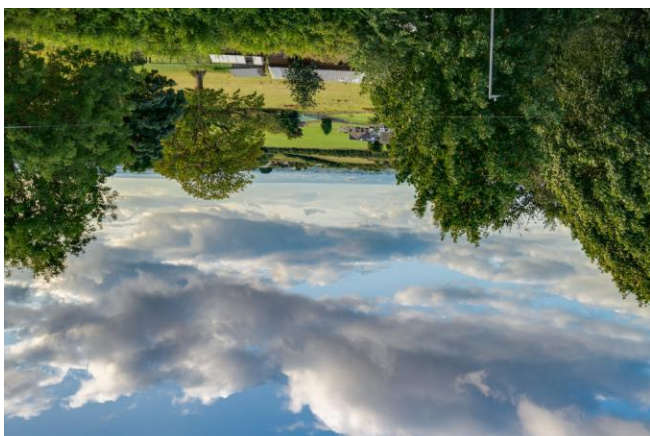
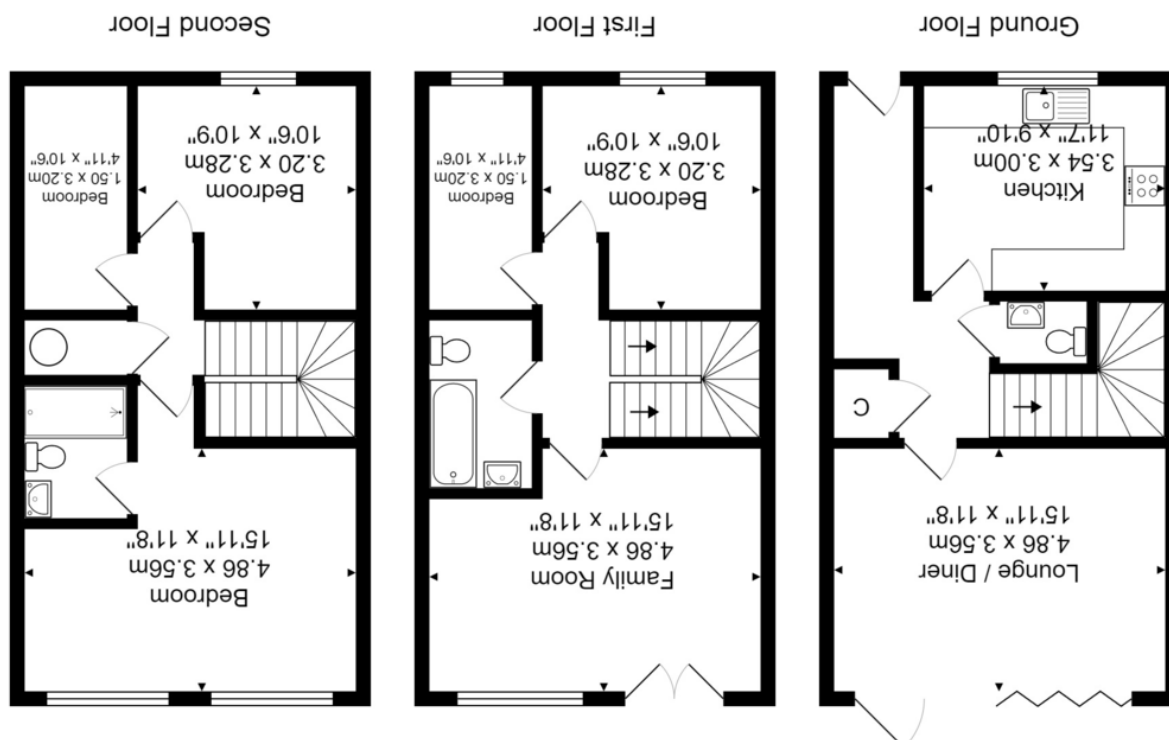


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		80 C	
			88 B



Total Area: 129.5 m<sup>2</sup> ... 1394 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.  
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.  
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# BARKERS

OPENING DOORS FOR YOU



## 10 Moor Side Mews

Bradford, BD4 6QD

Asking Price £289,950

- MODERN TOWN HOUSE
- ACCOMMODATION OVER 3 FLOORS
- FIVE BEDROOMS
- EN SUITE TO MASTER BEDROOM
- DOWNSTAIRS WC
- SPACIOUS OPEN PLAN RECEPTION ROOMS
- DRIVEWAY TO THE FRONT
- SOUTH FACING REAR GARDEN
- GOOD LOCATION
- GATED DEVELOPMENT





# Full Description

Barkers are pleased to offer For Sale this impressive modern Five Bedroom town house, which forms part of this select cul de sac, set within a gated development. Situated close to local amenities, including well regarded schools and the local transport network the property briefly comprises: Entrance hall with doors to kitchen, downstairs wc, store cupboard and lounge/diner. To the first floor; family room, two bedrooms and family bathroom and to the second floor; Master bedroom with en suite and two further bedrooms. Outside there is a driveway to the front with parking for two vehicles and to the rear there is an enclosed, south facing garden, offering a good degree of privacy with decked area and lawned area with paved patio.

## KITCHEN

9' 10" x 11' 7" (3.0m x 3.54m)

Fitted with a range of gloss fronted wall and base units with complementary granite worktops with integrated appliances including built in double oven, gas hob with feature extractor hood over, integrated fridge/freezer, stainless steel sink with mixer tap. Tiled flooring and tiled walls. Spotlights to the ceiling.

## DOWNSTAIRS WC

With wash hand basin and WC.

## STORE CUPBOARD

Useful store cupboard.

## LOUNGE/DINER

11' 8" x 15' 11" (3.56m x 4.86m)

Spacious light and airy room overlooking the rear garden with bi folding doors.

## STAIRS TO THE FIRST FLOOR

## FIRST FLOOR LANDING

With doors to the family room, two bedrooms and bathroom.

## FAMILY ROOM

11' 8" x 15' 11" (3.56m x 4.86m)

Lovely spacious room featuring patio doors with Juliette balcony and a further window, making this room light and airy and having views over the garden and nearby fields. Spotlights to the ceiling. Tiled floor.

## BEDROOM THREE

10' 5" x 10' 9" (3.2m x 3.28m)

Double bedroom.

## BEDROOM FIVE

10' 5" x 4' 11" (3.2m x 1.50m)

Double room.

## BATHROOM

Featuring a three piece suite of bath with shower attachment over and glass screen, wash hand basin set on vanity drawer unit and WC. Fully tiled walls and floor. Spotlights to the ceiling.

## STAIRS TO THE SECOND FLOOR

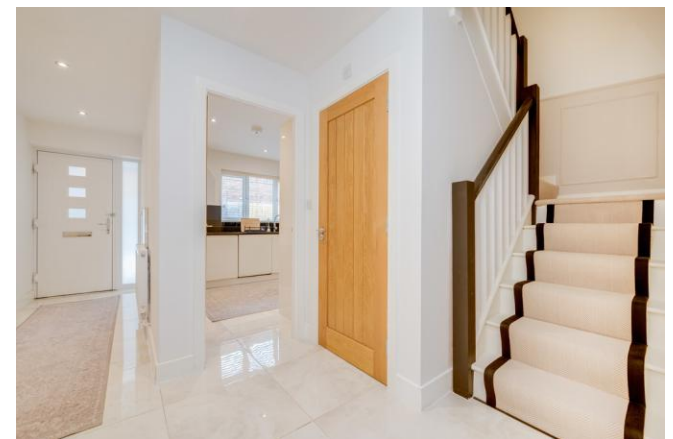
## SECOND FLOOR LANDING

With doors to the Master Bedroom and two further bedrooms.

## MASTER BEDROOM

11' 8" x 15' 11" (3.56m x 4.86m)

Double room with dual aspect windows offering views over the nearby fields



## EN SUITE

Modern shower room with walk in shower with sliding glass door, wash hand basin and WC. Part tiled walls. Spotlights to ceiling. Chrome heated towel rail.

## BEDROOM TWO

10' 5" x 10' 7" (3.20m x 3.28m)

Double room.

## BEDROOM FOUR

10' 5" x 4' 11" (3.20m x 1.50m)

Double bedroom.

## OUTSIDE

To the front of the property is driveway providing parking for two vehicles with path leading to the front door. To the rear the garden is south facing and is enclosed featuring a decked area, patio area and lawned garden.

## ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band: C

Management Fee of approx £15 pm for communal area maintenance including the grounds and electric gates.

## DIRECTIONS

From our Birkenshaw office, turn right onto A58 / Whitehall Road East and proceed to the roundabout and take the 3rd exit for A651 / Bradford Road and proceed for approximately 1 mile and then turn left onto South View Road for 0.5 mile and the road name changes to Raikes Lane. Proceed and then bear right onto Toftshaw Lane and then turn left onto a private road to the gated development.

