



Ewart Street, Bradford, BD7

Your Choice Estate Agents are pleased to offer this well presented two bedroom Front back to back FOR SALE situated on Great Horton BD7, located close walking distance to all local amenities 24hr Tesco , and its near local schools along with shops, main links to city centre and motorway. Property is currently let on AST producing rental income of £5200 pa, ideal for investors looking to buy as a BTL. Viewing highly recommended.

Asking Price
£95,000

Your Choice Estate Agents

86 Toller Lane, Toller, Bradford, West Yorkshire, BD8 9DA
Tel: 01274 493333 Email: info@ycea.co.uk
Website: www.yourchoiceonline.co.uk



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Epc certificate number
8856-6628-6300-8416-4906

TWO BED FRONT TERRACE

- SPACIOUS TWO BEDROOM ACCOMMODATION
- CENTRAL HEATING & DOUBLE GLAZING
- LIVING ROOM
- KITCHEN
- WALKING DISTANCE TO PRIMARY SCHOOLS & 24HR TESCO SUPERMARKET
- CLOSE TO MOTORWAY

Property is fully double glazed and gas central heating where specified.

Entrance to the lounge.

Lounge 15'1 x 11.8

Good size lounge leading to the first floor, A gas central heating radiator feature gas fireplace and single glazed windows

Kitchen 6' 6" x 4' 7"

Open plan with base and wall units and breakfast bar. Incorporating sink and drainer with work surfaces. Built in gas hob with electric oven and UPVC double glazed window over looking to the side elevation the property.

Storage Cellar

Access to the storage cellar is via the kitchen with normal meters and



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power points.

First Floor

Bedroom One 15' 6" x 10' 2" max (4.45m x 3.78m max)

A master bedroom with UPVC double glazed window with well maintained spacious bedroom offering a real feature, gas central heating radiator.



Bedroom Two 15' 4" x 6' 5"

A double bedroom With UPVC double glazed window, and gas central heating radiator offering a good size room



Family Bathroom 7'8 x 5'3

Three piece suite comprises of corner bath with shower and curtail rail. wash hand basin, and low level WC. Part tiled walls, gas central heating radiator and UPVC double glazed window. A newly fitted gas central heating boiler all in working condition.



Garden

To the outside there is a no garden to the front of the house offering a perfect street parking and access to the house.

Viewing is highly recommended

Please note gas and electricity appliances are not tested

The property is believed to be freehold

Viewing arrangements

Strictly by prior telephone appointments with sole selling agents, Your Choice estate agents.

Contact us today on 01274 493333 or via info@ycea.co.uk

Normal opening hours Monday to Thursday 09.00am -05.30pm

Friday 09.00am -01.00pm and .03.00pm-05.00pm

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DISCLAIMER

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