

Sale









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





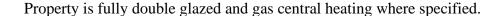


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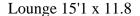
Epc certificate number 8856-6628-6300-8416-4906

TWO BED FRONT TERRACE

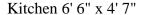
- SPACIOUS TWO BEDROOM ACCOMMODATION
- CENTRAL HEATING & DOUBLE GLAZING
- LIVING ROOM
- KITCHEN
- WALKING DISTANCE TO PRIMARY SCHOOLS & 24HR TESCO SUPERMARKET
- CLOSE TO MOTORWAY



Entrance to the lounge.



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



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.



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













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.



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







DISCLAIMER

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property please ask for further information. We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. It should not be assumed that any contents/furnishings/furniture etc., photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements or distances referred to are given as a GUIDE ONLY and NOT precise. Purchasers must rely on their own enquiries. It should not be assumed that the property has all necessary planning, building regulations or other consents. Where any reference is made to planning permission or potential uses such information is given in good faith. The information in these particulars is given without responsibility on the part of the Agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

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