



Large 3 Bed Extended Semi detached, Bradford, BD9

Your Choice are please to offer this well presented extended home, it would make an excellent purchase for a young/growing family ready to move in comprising entrance hallway, lounge one, large separate family lounge room leading to sitting/dining room open plan kitchen. To the first floor there are three bedrooms and a house bathroom. There is a well maintained very LARGE gardens which have patio areas, and flower beds. There is a driveways to the front with very large rear garden leading to a detached garage.

Offers Invited
£225,000

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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Ground Floor

Entrance Hall - With radiator and under stairs storage.

Lounge - With radiator and bay window.

Family sitting Room With electric fire in fireplace surround, radiator, French doors to rear.



Dining sitting open plan kitchen With a range of wall and base units incorporating stainless steel sink unit, tiled splashback, cooker, plumbing for auto washer.

First Floor -

Bedroom One With radiator.

Bedroom Two With radiator.

Bedroom Three With radiator.



Bathroom - Three piece suite comprising panelled bath, vanity sink unit, low suite wc, tiled walls and floor, towel radiator.

Exterior - To the outside there is a gated driveway providing ample parking, garage and a patio garden to the rear.



Council Tax Band C,

EPC

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/8214-7527-1250-0972-1902>

Viewing arrangements

Strictly by prior telephone appointments with sole selling agents, Your

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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

However Please check before due to covid-19.

Friday 09.00am -01.00pm and .03.00pm-05.00pm Saturday 10.00am - 04.00pm

Offer procedure

Our clients instruction in relation to offer vary, please contact us prior to making an Arrangements to purchaser such as contacting a bank, building society or solicitors you should make your offer to the branch dealing with the Sale of the house. In compliance with the estate Agents (undesirable practices) Order 1991, we are under obligation to check purchasers Financial situation before recommending an Offer to a vendor, therefore, prior to any offer Being accepted you will be required to make an Appointment in order for you to financially qualify Your offer. If you are making a cash offer which is not subject to the sale of the property written Confirmation of the availability of the cash will be required so your offer can be eligible.

Are you thinking of selling or even letting your property!

Call us today on 01274 493333 for a FREE VALUATIUN without oblig

Your Choice Estate Agents are based at 86 Toller Lane Bradford BD8 9DA

Directions

Please follow your satnav for better directions

Tenure

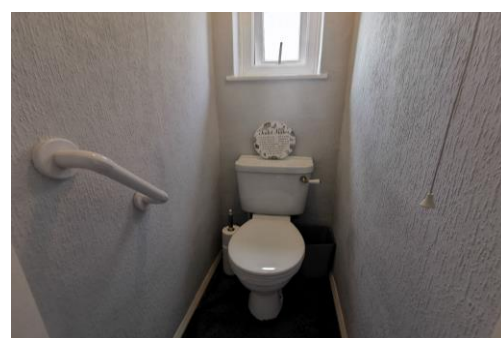
The property is believed to be freehold

Services we offer and arrange:

- Residential Sales & Management
- Commercial Sales & Lettings
- Property Portfolio Management
- Residential & Commercial Mortgages
- Property & Business insurance
- Property repairs of all types
- Accommodation reports for immigration.

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no sale or let - no charge



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DISCLAIMER

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