



Ex Care Home St. Marys Road, Bradford, BD8

Your Choice are please to offer this well presented three homes next to each other, it would make an excellent purchase for a young/growing family ready to move as one united family or can be offered to the market as single lot as Former care/rest home which has been converted to a high standard and specification into three residential properties comprising of four bedrooms. Our client may consider selling the properties as individual lots. Viewing highly recommended by appointment only

Guide Price
£1,200,000

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: <https://find-energy-certificate.service.gov.uk/energy-certificate/0927-3850-7239-9494-4951>

The living accommodation briefly comprises:

PLOT 1 House A

Ground Floor: Living Room, Kitchen/Diner and W.C.

First Floor: Two Bedrooms and Bathroom

Second Floor: Two Bedrooms

PLOT 2 House B

Ground Floor: Living Room, Sitting Room, Kitchen/Diner, Utility Room and W.C.

First Floor: Four Bedrooms and Bathroom.

PLOT 3 House C

Ground Floor: Living Room, Dining Room, Kitchen and W.C.

First Floor: Four Bedrooms and Bathroom.

FOR MORE DETAILS ROOM SIZES, PLEASE SEE THE FLOOR PLAN ATTACHED

VIEWING ARRANGEMENTS

Strictly by prior telephone appointments with Your Choice estate agents.

Opening hours Monday to Thursday 09.00am -05.30pm

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

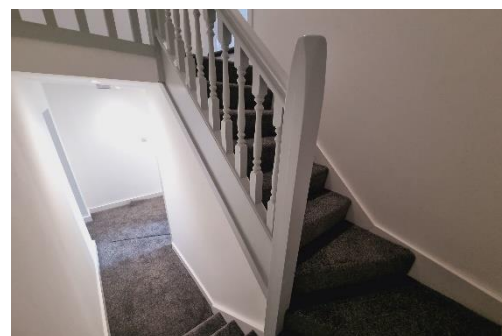
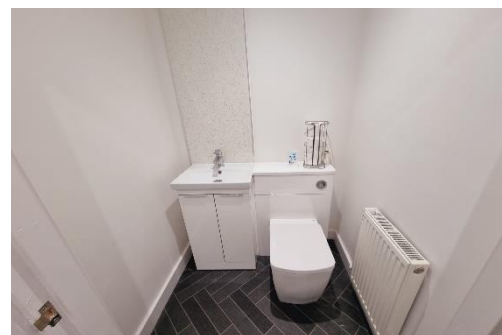
04.00pm

Are you thinking of selling or even letting your property!

Call us today on 01274 493333 for a FREE VALUATION without obligation

NO SALE OR LET – NO CHARGE

For more details or to make an appointment please contact the above office at your earliest convenience.



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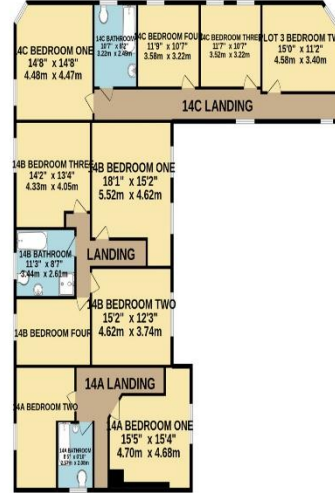
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GROUND FLOOR
2287 sq.ft. (212.5 sq.m.) approx.

1ST FLOOR
2273 sq.ft. (211.2 sq.m.) approx.

2ND FLOOR
306 sq.ft. (28.4 sq.m.) approx.



TOTAL FLOOR AREA : 4866 sq.ft. (452.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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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