



Malham Avenue, Bradford, BD9

Your Choice Estate Agents are pleased to offer a well presented three bedroom semi detached property which in our opinion would be ideal for the first time buyer or investor. The property benefits from gas central heating and double glazing. The living accommodation briefly comprises of: Entrance Hall, Living Room, Kitchen, Rear Lobby, cupboard housing the boiler and under stairs storage. On the first floor are the Two Bedrooms and Bathroom. Outside there are gardens to front and rear.

Asking Price
£135000.00

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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ENTRANCE HALL

Stairs to the first floor landing and door to living room.



LIVING ROOM

Having a window to the front elevation, central heating radiator and door to the kitchen.



KITCHEN

Having a range of fitted base and wall units built into work surfaces, sink and drainer, space and plumbing for an automatic washing machine, integrated gas hob with oven below and extractor above. Two windows to the rear elevation overlooking the garden, door to the side lobby giving access to the boiler room, under stairs storage and door to the side elevation.



Ground Floor WC

Pantry under the staircase

FIRST FLOOR LANDING

Having a window to the side elevation, doors to the bedrooms and bathroom.

BEDROOM ONE

Having a window to the front elevation and central heating radiator.



BEDROOM TWO

Having a window to the front elevation and central heating radiator.

BEDROOM THREE

Single bedroom with Upvc window, fully laminated and central heating radiator.

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BATHROOM

Having a white three piece suite comprising of a panel enclosed bath with mixer tap and shower attachment, wash basin and low flush WC and window to the rear elevation.



OUTSIDE

Here there are gardens to the front and large garden to the rear.

EPC RATING C

<https://find-energy-certificate.service.gov.uk/energy-certificate/0745-2872-6917-9128-1285>

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!

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NO SALE OR LET – NO CHARGE

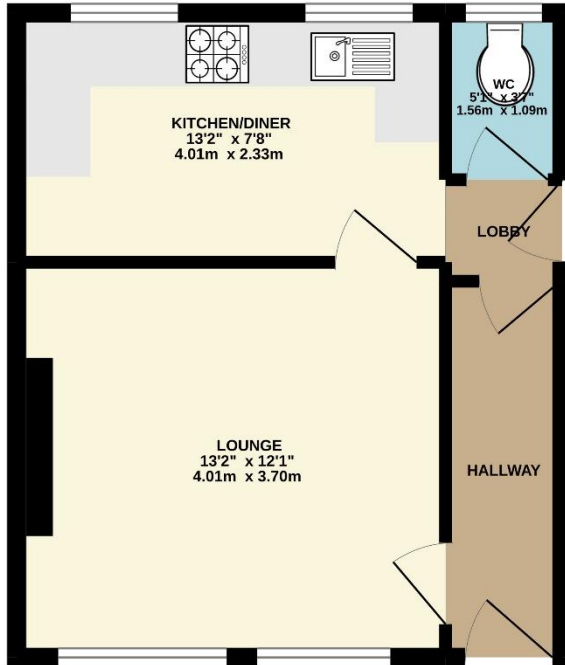
For more details or to make an appointment please contact the above office at your earliest convenience.

Your Choice Estate Agents

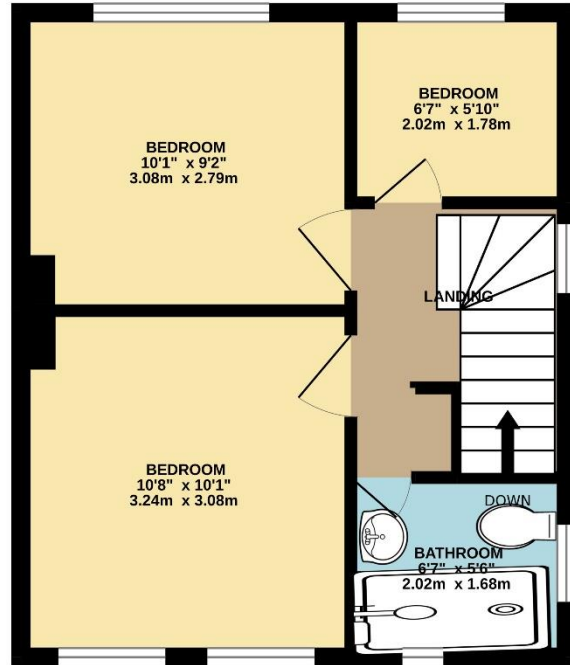
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GROUND FLOOR
326 sq.ft. (30.3 sq.m.) approx.



1ST FLOOR
328 sq.ft. (30.5 sq.m.) approx.



3 BEDROOM SEMI DETACHED HOUSE

TOTAL FLOOR AREA : 654 sq.ft. (60.8 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

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