



## Smith Lane, Bradford, BD9

Your Choice Estate Agents are pleased to offer to the market this Five/Six bedroom detached family residence with three reception rooms, located in a sought after area with excellent amenities and would be ideal for families. The property benefits from gas central heating and double glazing. The living accommodation briefly comprises of: entrance hall, living room, dining room, sitting room/bedroom six, kitchen and bathroom. On the first floor is the good sized landing leading to the five bedrooms and shower room. bathroom and conservatory. Outside there are gardens to the front and rear. In our opinion there is potential to create a drive to the front of the property to provide off street parking. An internal viewing is highly recommended by the vendors sole agents.

**Asking Price**  
**£450,000**

### Your Choice Estate Agents

86 Toller Lane, Toller, Bradford, West Yorkshire, BD8 9DA  
Tel: 01274 493333 Email: [info@ycea.co.uk](mailto:info@ycea.co.uk)  
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### **Entrance Hall**

Having laminate flooring, central heating radiator, window to the front elevation, two useful storage cupboards, coving, dado rail, stairs to the first floor landing, doors to living room, dining room, sitting room/bedroom six, kitchen and bathroom.

### **Living Room**

The focal point of the room is the ornate fireplace housing the living flame coal effect gas fire, central heating radiator, windows to the front and rear elevations, doors to the conservatory and dining room.

### **Dining Room**

Having a window to the rear elevation, central heating radiator, coving, dado rail, doors to the living room and entrance hall.

### **Sitting Room/Bedroom Six**

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

### **Kitchen**

Having a range of fitted base and wall units built into work surfaces with tiled splash backs, 5 burner gas hob with oven below and extractor above, sink and drainer, plumbing for an automatic washing machine, space and plumbing for an American style fridge/freezer. Window to the rear elevation doors to the rear garden and storage cupboard.

### **Storage Cupboard**

Useful storage area with window to the rear elevation.

### **Conservatory**

Having a tiled floor, central heating radiator and double French doors.

### **Bathroom**

Having a four piece suite comprising of a a panel enclosed bath, walk in double shower cubicle, low flush WC and vanity wash basin. Window to the rear elevation, extractor fan, central heating radiator, storage cupboard, tiled walls and floor.



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## First Floor Landing

Good sized landing area with three windows to the rear elevation, central heating radiator, access to the loft space,, doors to the bedrooms and shower room.

## Bedroom One

Having a window to the front elevation, laminate flooring, built in wardrobes and central heating radiator.

## Bedroom Two

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

## Bedroom Three

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

## Bedroom Four

Having a window to the front elevation, laminate flooring, built in wardrobes, central heating radiator and circular wash basin with mixer tap over.

## Bedroom Five

Having a window to the rear elevation, laminate flooring, built in wardrobes and central heating radiator.

## Shower Room

Having a three piece suite comprising of a shower cubicle, low flush WC and wash basin. Extractor fan, window to the side elevation.

## Outside

Outside there are gardens to the front and rear. The front garden has a gate opening onto the path leading to the front entrance door and to the sides giving access to the rear garden. The remainder of the front garden is laid to lawn with established flower and shrub borders. The rear garden has a flagged patio area with the remainder being laid to lawn. In our opinion there is potential to create a drive to the front of the property to provide off street parking.

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: E**

**EPC RATING E**

**<https://find-energy-certificate.service.gov.uk/energy-certificate/2738-3010-7278-0854-3900>**

## 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



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## DISCLAIMER

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