



**Hastings Terrace, Bradford, BD5 Asking price £90,000-£100,000**

Your Choice Estate Agents are pleased to offer a three bedroom house for sale in need of general upgrade located in the much sought after area of Marshfield, Bradford West Yorkshire, very close to local amenities, Motorway, schools in very close distance. Property comprises of entrance leading to the living room, Dining kitchen leading further fully fitted kitchen. first floor landing area giving access to the two bedrooms and bathroom, stairs to the second floor giving access to the bedrooms. The property is fully double glazed & gas central heating system with radiators. Ideal as an investment property. Viewing highly recommended.

**Asking Price**  
**£90,000**

**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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**Entrance LIVING 14'2" (4m 31cm) x 11'1" (3m 37cm)**

Entrance lounge with double glazed window to the front elevation, central heating radiator and electric inset fireplace.

**DINING ROOM- 14'2" (4m 31cm) x 11'1" (3m 37cm)**

dining room with double glazed window to the rear elevation, central heating radiator leading to the rear garden. The kitchen also has an electric oven and electric hob.

**KITCHEN- 9' 7" (2m 92cm) x 3' 8" (1m 11cm)**

A average size fitted kitchen with a x 2 window's to the rear. Worktop surfaces complementing the tiled splash-backs with Combi boiler.

**FIRST FLOOR LANDING- 14' 2" (4m 31cm) x 4' 9" (1m 44cm)**

Doors to the bedrooms, bathroom and stairs to the second floor.

**BEDROOM ONE- 14' 2" (4m 31cm) x 11' 1" (3m 37cm)**

This is a large bedroom with double glazed window over looking to the front elevation and a central heating radiator.

**BEDROOM TWO- 8' 9" (2m 66cm) x 8' 9" (2m 66cm)**

Double glazed window over looking to the rear elevation and central heating radiator.

**BATHROOM- 8' 9" (2m 66cm) x 4' 9" (1m 44cm)**

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Reasonable size bathroom with low flush WC, wash basin, panelled bath with a shower over and fully tiled surround.

## **Second floor**

### **BEDROOM THREE - 21'1" (6m 42cm) x 15' 4" (4m 67cm)**

Spacious bedroom which can be utilised as a double bedroom with Velux window.

## **OUTSIDE**

The property has a small size garden to the front with street parking to the front of the property, There is average garden to the rear with access to the service road at the rear.

### **EPC RATING - TBC**

### **Council Tax Band- A**

## **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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## DISCLAIMER

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