



## Kensington Street, Bradford, BD8

Your Choice Estate Agents are pleased to offer this well presented three bedroom Rear end terrace back to back in Bradford with easy access local shops and local amenities such as Bradford Royal Infirmary Hospital being walking distance, Bradford city centre is approx. half a mile away. Bradford Royal Infirmary Hospital and many other services nearby. The property includes a good sized entrance reception room with fully fitted kitchen. To the first and second floor there are three bedrooms and a family bathroom. The property has UPVC double glazing and gas central heating, Viewing is highly recommended, Ideal Investment for investor

**Offers Invited**  
**£85,000**

### 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)  
Website: [www.yourchoiceonline.co.uk](http://www.yourchoiceonline.co.uk)



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Property for Sale

Property Comprises of:

Entrance Hall Reception one 15'1" x 14'11"

With double glazed large window, central heating radiator, fully laminated with fireplace hanged on wall. Straight line fully fitted kitchen in walnut with integrated cooker and extractor hood.



Basement

Basement as storage and a small window leading to front garden



First floor Landing

Carpeted stair case with wooden handrail leading to first area.

Master Bedroom 14'11" x 8'10"

Front facing this bedroom benefits from a central heating radiator and a double glazed window. Fully decorated.

Bedroom two 4'8" x 6'9"

The bedroom benefits from a central heating radiator and a double glazed window.

Bathroom 5'2"x 6'9"

The bathroom benefits from a three-piece suit in white, fully tiled.



Second floor

Stair case leading to the second floor.

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Bedroom three 14'2" x 11'8"

Front facing bedroom benefits from a central heating radiator with Velux window.

#### Gardens

A good size garden to front garden to the front.

#### EPC Rating ; E

<https://find-energy-certificate.service.gov.uk/energy-certificate/2064-3003-0209-1549-3204>

#### Property sale price

The entire property is offered for sale for asking price of offer in the region of £85,000 to the agent only.

#### Viewing

Viewings are strictly by appointment only with sole agents Your Choice Estate Agents Call us today

On or via email on . Your Choice Estate Agents are based at 86 Toller Lane Bradford BD8 9DA

#### Directions

Please follow your satnav for better directions

Tenure; Free Hold

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.

Are you thinking of selling or even letting your prop

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## DISCLAIMER

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