



Alum Drive, Bradford, BD9

Your Choice are please to offer this well presented Named as (Rose Cottage home), it would make an excellent purchase for a young/growing family ready to move in comprising entrance hallway, large separate family lounge room leading to sitting/dining room open plan. Fully fitted kitchen with side door to the side garden. To the first floor there are three bedrooms and a house bathroom. There is a well maintained very LARGE gardens at the rear with huge scope to extend, and flower beds. There is a driveways to the front with garden leading to a detached garage. Viewing Highly Recommended

Asking Price
£195,000

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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Ground Floor

Entrance Hall - With radiator and under stairs storage.

Family sitting Room, radiator, with open plan to rear dining room.

Lounge 2 /dining room - With radiator and window looking over the rear garden.

Fully fitted kitchen With a range of wall and base units incorporating stainless steel sink unit, tiled splashback, cooker, plumbing for auto washer.



First Floor -

Bedroom One With radiator.

Bedroom Two With radiator.

Bedroom Three With radiator.

Bathroom - Three piece suite comprising panelled bath, vanity sink unit, low suite wc, tiled walls and floor, towel radiator.



Exterior - To the outside there is a driveway providing ample parking, garage and a patio garden to the rear.

Council Tax Band , C

EPC; E

<https://find-energy-certificate.service.gov.uk/energy-certificate/9978-6092-7265-2834-2970>



Viewing arrangements

Strictly by prior telephone appointments with sole selling agents, Your Choice estate agents.

Contact us today on 01274 493333 or via info@ycea.co.uk

Normal opening hours Monday to Thursday 09.00am -05.30pm

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However Please check before due to covid-19.

Friday 09.00am -01.00pm and .03.00pm-05.00pm Saturday 10.00am - 04.00pm

Offer procedure

Our clients instruction in relation to offer vary, please contact us prior to making an Arrangements to purchaser such as contacting a bank, building society or solicitors you should make your offer to the branch dealing with the Sale of the house. In compliance with the estate Agents (undesirable practices) Order 1991, we are under obligation to check purchasers Financial situation before recommending an Offer to a vendor, therefore, prior to any offer Being accepted you will be required to make an Appointment in order for you to financially qualify Your offer. If you are making a cash offer which is not subject to the sale of the property written Confirmation of the availability of the cash will be required so your offer can be eligible.

Are you thinking of selling or even letting your property!

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

Your Choice Estate Agents are based at 86 Toller Lane Bradford BD8 9DA

Directions

Please follow your satnav for better directions

Tenure

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.

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no sale or let - no charge



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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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