



Mayo Road, Bradford, BD5

****For Sale by Modern Auction*******

Your Choice Estate Agents are please to offer to the market with vacant possession is this three bedroom Semi detached property in need of modernising benefiting from gas central heating and double glazing. The living accommodation briefly comprises; Entrance hall , 2 Living Room, Separate Kitchen, three first floor bedrooms, bathroom, Outside to the front of the property is the off street parking leading to the attached garage. To the rear the garden is designated into zones, comprising of a patio area, steps and path leading area and the gravel area. Viewing is highly recommended to view the property.

Guide Price
£133,000

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



****For Sale by Modern Auction*******

Your Choice Estate Agents are please to offer to the market with vacant possession is this three bedroom Semi detached property benefiting from gas central heating and double glazing. The living accommodation briefly comprises; Entrance hall , 2 Living Room, Separate Kitchen, three first floor bedrooms, bathroom, Outside to the front of the property is the off street parking leading to the attached garage. To the rear the garden is designated into zones, comprising of a patio area, steps and path leading area and the gravel area. **ENTRANCE HALL** Having stairs to the first floor landing and door to the living room.

LOUNGE 1

The focal point of the room is the stainless steel pebble effect Living Flame gas fire set into chimney breast, Central heating radiator, window to the front elevation and double doors leading to the kitchen/diner.

LOUNGE 2

The focal point of the room is the stainless steel pebble effect Living Flame gas fire set into chimney breast, Central heating radiator, window to the front elevation and double doors leading to the kitchen/diner.

KITCHEN

The fully fitted kitchen with a range of base and wall units with roll edged worktops. Stainless steel bowl and a ½ sink with mixer taps and tiled splash backs. Integrated stainless steel electric oven with electric hob below and extractor hood above. Space and plumbing for washing machine, door opening onto the rear garden and windows to the rear elevation.

FIRST FLOOR LANDING

landing leading to the bedrooms, bathrooms

BEDROOM ONE .

Having a bay window to the front elevation, central heating radiator and door to storage area.

BEDROOM TWO

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

BEDROOM THREE

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

BATHROOM

Having a three piece suite comprising of a panel enclosed bath, wash basin and low flush w.c. Here there is a window to the rear elevation, central heating radiator and part tiled walls.

OUTSIDE

To the front of the property is the off street parking. To the rear the garden is designated into three zones, comprising of a patio area, steps and path leading to lawned area and the gravel area.

TENURE: FREEHOLD



Your Choice Estate Agents

86 Toller Lane, Toller, Bradford, West Yorkshire, BD8 9DA
Tel: 01274 493333 Email: info@ycea.co.uk
Website: \$WEBSITE\$



COUNCIL TAX BAND B

EPC RATING D

<https://find-energy-certificate.service.gov.uk/energy-certificate/8855-7722-2529-0772-3906>

VIEWING ARRANGEMENTS

Strictly by prior telephone appointments with Your Choice estate agents.

Opening hours Monday to Thursday 09.00am -05.30pm

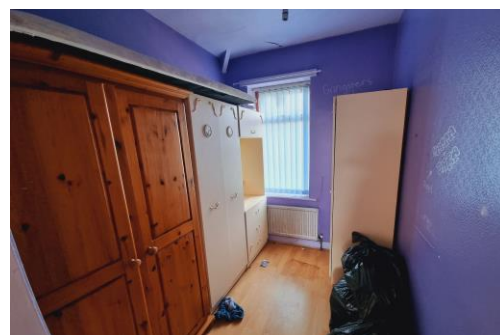
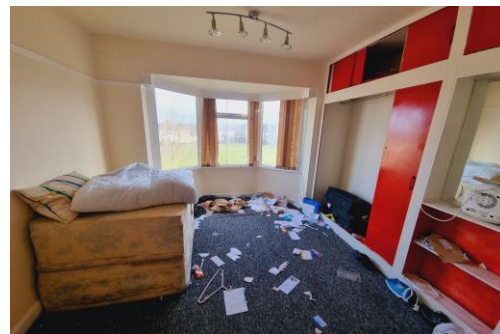
Friday 09.00am -01.00pm and .03.00pm-05.00pm Saturday 10.00am - 04.00pm

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.



For Sale by Modern Auction – T & C's apply

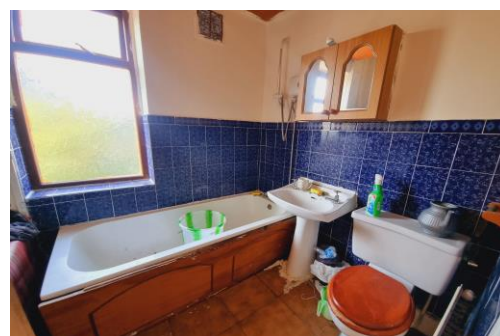
Disclaimer

For sale by Conditional Online Auction.

Terms

Auction Method:

The auction for this property will be conducted online through our online-bidding platform. This is a "Timed Auction", so there are no other lots being sold alongside this property.



The time slot for the auction is displayed on Your Choice Auctions' website. To view this, search for the property on their website. Then click onto the property to view the property details. The time remaining to bid and end date of the auction is displayed on the page.

You are required to undertake identity checks before you can be authorised to bid. You must also provide your payment details. If you do not provide this information, your registration will not be processed.

When you place your bid, you are deemed to have agreed to Your Choice Auctions' Buyers Terms (England & Wales) which are available on Your Choice website.



Auction type - Conditional with Fixed Fee

If you are the highest bidder when the auction for the property comes to an end. you will enter into a reservation agreement with the seller. You

Your Choice Estate Agents

86 Toller Lane, Toller, Bradford, West Yorkshire, BD8 9DA
Tel: 01274 493333 Email: info@ycea.co.uk
Website: \$WEBSITE\$





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.

Your Choice Estate Agents

86 Toller Lane, Toller, Bradford, West Yorkshire, BD8 9DA
Tel: 01274 493333 Email: info@ycea.co.uk
Website: \$WEBSITE\$

