



Birk Lea Street, Bradford, BD5

Your Choice Estate Agents are pleased to offer to the market with vacant possession or with tenant in situ is this well presented one bedroom plus attic bedroom mid terraced property For Sale. Benefiting from gas central heating and double glazing. The living accommodation briefly comprises; Entrance living Room, Kitchen, first floor bedroom, bathroom and attic room. Outside to the front garden. To the rear, there is a garden. Ideal Investment for investor, Viewing is highly recommended

Guide Price
£89,995

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 LOBBY.

Having stairs to the first floor landing and door to the living room.

LOUNGE

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 modern 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 two windows to the rear elevation.



FIRST FLOOR LANDING

Having doors to the bedrooms, bathroom and stairs to the attic room.

BEDROOM ONE .

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



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.

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ATTIC ROOM

Having a skylight and central heating radiator.

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.



COUNCIL TAX BAND A

EPC RATING E

<https://find-energy-certificate.service.gov.uk/energy-certificate/2078-9951-7290-2794-3950>



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.

EPC Rating E

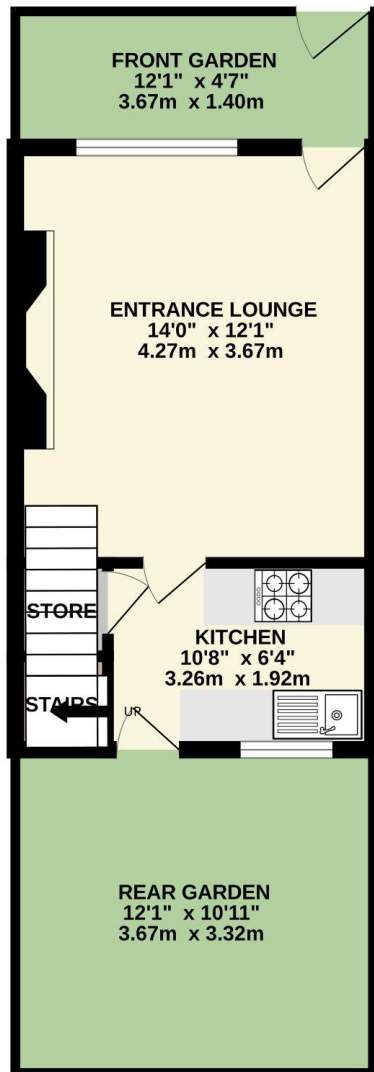
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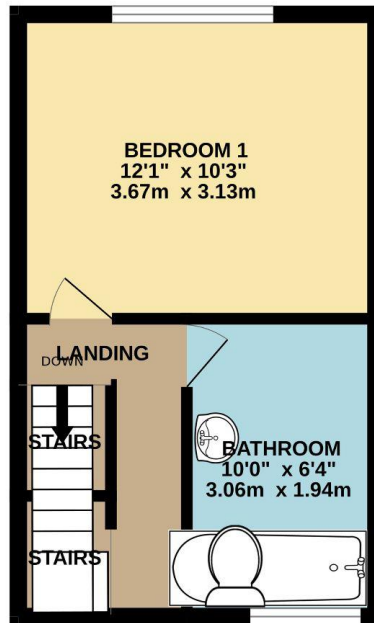
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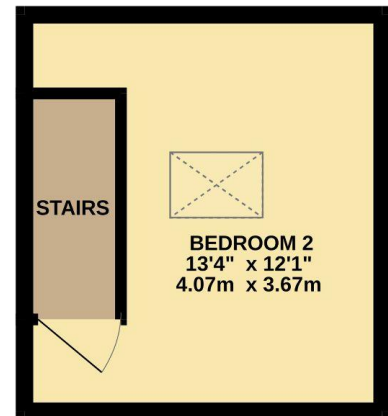
GROUND FLOOR
237 sq.ft. (22.0 sq.m.) approx.



1ST FLOOR
244 sq.ft. (22.7 sq.m.) approx.



2ND FLOOR
161 sq.ft. (14.9 sq.m.) approx.



TOTAL FLOOR AREA : 642 sq.ft. (59.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DISCLAIMER

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