



Sunderland Road, Bradford, BD9

Your Choice are please to offer this well presented fully refurbished large 4/5 bedroom, mid terrace offers good size accommodation for a growing family. Located near Lister Park, Bradford Royal Infirmary hospital and benefits from bus stops literally on the doorstep. The property comprising of an entrance hall, large lounge room/bed No 5 leading to sitting room, lower ground Floor Shower/WC, Separate dining room, Fully fitted dining kitchen leading to the rear garden. To the first floor there are two bedrooms and a house bathroom. 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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Property comprises of.

A larger-than-average 4/5 bedroom family home. Set in the heart of Mannigham with access to good and varied local shops and excellent award-winning schools. There are good transport links in and out of Bradford City Center as well as Bingley and Shipley.

Ground floor.

Entrance Hall

Main entrance door, Fully carpeted with radiator leading to the ground floor area,

Living Room/bedroom 5

Large uPVC bay window, central heating radiator, carpeted

Sitting Room

Large room giving an alternative to using as a sitting room leading to the first floor

Lower Ground Floor

Dining Kitchen

Comprising of solid wall and floor kitchen units offering excellent storage facilities and good workspace, with gas hob and electric oven, stainless steel sink and plumbing for washer /dishwasher.

Wet/Shower Room

Three piece suite with fully tiles wet room offering great facility on lower ground floor.

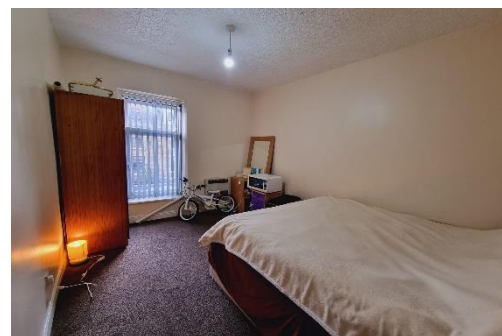
Dining Room

Large room giving an alternative to using as a dining room in basement with light window opener.

Stairs to First Floor

Bedroom One

Front facing the main bedroom with large uPVC window, central heating radiator .



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Bedroom Two

Offering views over rear elevation and comprising of radiator and uPVC window.

Bathroom

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

Landing and stairs to the second floor

Bedroom Three

The dormer window with uPVC gives great views towards Listers Mill. Radiator and small w.c. And washbasin

Bedroom Four

The original Victorian cube window offers great light and views over BD9 radiator and small w.c. And washbasin

Outside

Small garden to the front and medium size yard to the rear

Property is currently tenanted by room lets and can be offered as vacant possession. Current passing rent is capped at 500pcm however its offered as vacant possession.

Council tax Band

EPC: E

<https://find-energy-certificate.service.gov.uk/energy-certificate/8806-6829-8450-8975-3992>

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

However Please check before due to covid-19.

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 obligations

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



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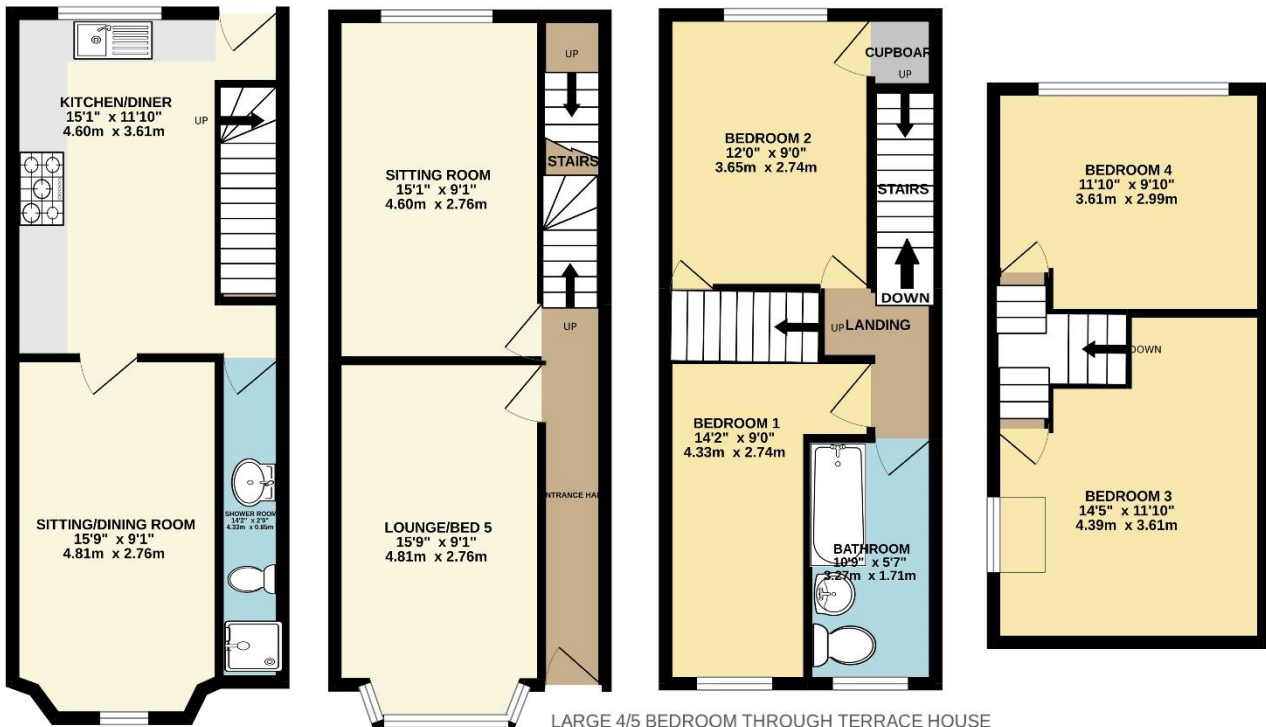


BASEMENT
357 sq.ft. (33.2 sq.m.) approx.

GROUND FLOOR
357 sq.ft. (33.1 sq.m.) approx.

1ST FLOOR
346 sq.ft. (32.2 sq.m.) approx.

2ND FLOOR
287 sq.ft. (26.6 sq.m.) approx.



LARGE 4/5 BEDROOM THROUGH TERRACE HOUSE

TOTAL FLOOR AREA : 1347 sq.ft. (125.1 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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