



Bela Avenue, Bradford, BD4

AVAILABLE 15/07/2023

Your Choice Estate Agents are please to offer to the market this recently modernise three bedroom Semi detached property with vacant possession benefiting from gas central heating and double glazing. The living accommodation briefly comprises; Entrance hall , 1 Living Room, Separate dining breakfast Kitchen, three first floor bedrooms, bathroom, Outside to the front of the property is the off street parking. To the rear the garden is designated in to zones, comprising of a patio area, steps and path leading area. Viewing is highly recommended to view the property.

Asking Price
£995.00 p.c.m.

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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*****AVAILABLE from 15/07/2023*****

DEPOSIT & REFERENCES WILL BE REQUIRED

ENTRANCE HALL

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.



BREAKFAST KITCHEN

The fully fitted kitchen with a range of base and wall units with worktops and a ½ sink with mixer taps and tiled splash backs. space for free standing cooker 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 window to the front elevation, central heating radiator gas fire place with surround.



BEDROOM TWO

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

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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. 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.

TENURE: leasehold

COUNCIL TAX BAND B £1,504.57

EPC RATING D

<https://find-energy-certificate.service.gov.uk/energy-certificate/0100-2467-7165-2392-7155>

VIEWING ARRANGEMENTS

Strictly by prior telephone appointments with Your Choice estate agents.

Opening hours Monday to Thursday 09.00am -05.30pm

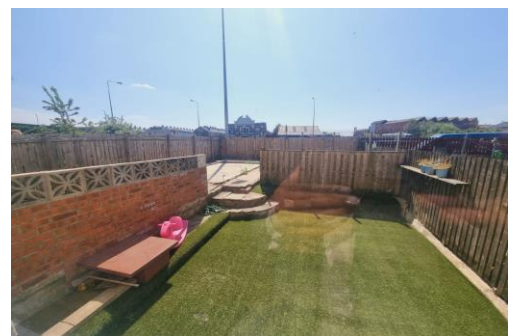
Friday 09.00am -01.00pm and .03.00pm-05.00pm Saturday 10.00am - 04.00pm

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.



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DISCLAIMER

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