



Granton Street, Bradford, BD3

Ideal for Investors Or First Time Buyers

Your Choice Estate Agents are please to Offer to the market with vacant possession a fully refurbished four bedroom rear back to back terraced house in BD3. The living accommodation briefly comprises: Entrance Lobby, living room, Separate kitchen, stairs to the cellar, stairs to the first floor landing giving access to the first floor two bedrooms and bathroom. further stairs to the second floor giving access to the second floor two bedrooms with Velux windows, To the outside at the rear of the property is a private garden.

Viewing Highly Recommended

Asking Price
£112000,00

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

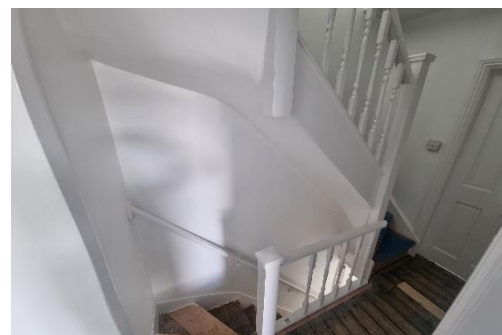


*****Ideal for Investors Or First Time Buyers*****Your Choice Estate Agents are please to Offer to the market with vacant possession a fully refurbished four bedroom rear back to back terraced house in BD3. The living accommodation briefly comprises: Entrance Lobby, living room, Separate kitchen, stairs to the cellar, stairs to the first floor landing giving access to the first floor two bedrooms and bathroom. further stairs to the second floor giving access to the second floor two bedrooms with Velux windows, To the outside at the rear of the property is a private garden. Viewing Highly Recommended



Large Entrance Lounge

Entrance door opens in to the lounge, there is a central heating radiator, windows to the rear elevation, stairs leading to the first floor.



Separate Kitchen

The kitchen area has a range of fitted wall and base units, sink and drainer, space for free standing cooker with extractor above.

Cellar

Door with stairs leading down to the cellar providing a useful storage area.

First Floor Landing

Giving access to the two bedrooms and bathroom.



Bedroom One

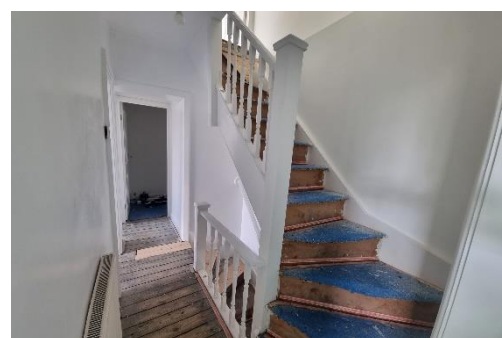
Having a window and central heating radiator.

Bedroom Two

Having a window and central heating radiator.

Bathroom

Having a three piece suite comprising of a panel enclosed bath, wash basin, low flush WC, part tiled walls, central heating radiator and window.



Second Floor Landing

Giving access to the two bedrooms and bathroom.

Your Choice Estate Agents

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



Bedroom Three

Having a window and central heating radiator.

Bedroom Four

Having a window and central heating radiator.

Outside

Garden providing useful outside space.

EPC RATING E

<https://find-energy-certificate.service.gov.uk/energy-certificate/8500-1113-7629-1097-3553>

Council Tax Band – A

Viewing arrangements

Strictly by prior telephone appointments with sole selling agents, 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.

All measurements are approximate and for illustrative purpose only. Photograph images are produced for general information, also it must not be inferred that any items shown in the picture are not included with the sale or letting of the property. Property sale or letting is offered upon these bases. Prospective clients are advised to inspect the property and commission with discretion and can obtain an expert report if one required. No person in the employment of your choice has any authority to make or give any representation or warranty whatsoever in relation to this property and no prospective purchaser should rely on any statements as being a representation or warranty.



Your Choice Estate Agents

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



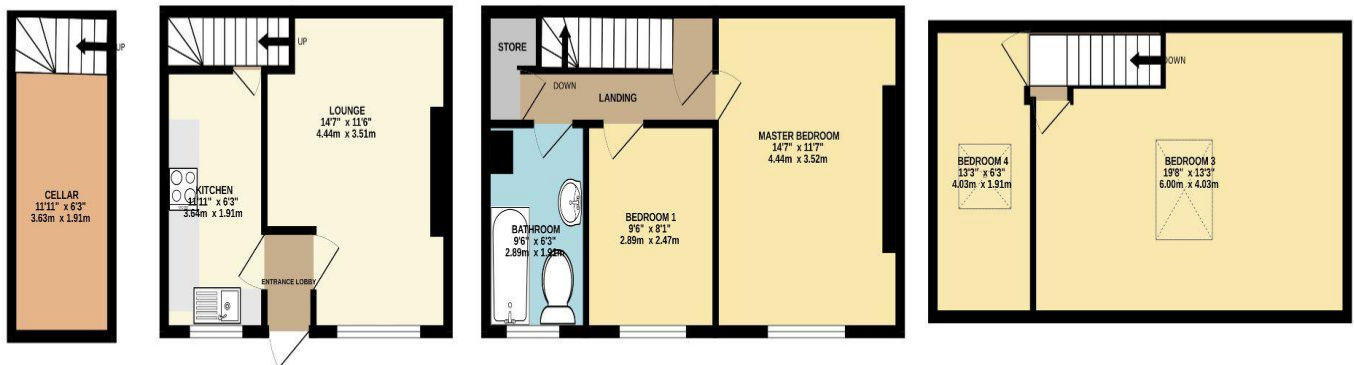


BASEMENT
91 sq.ft. (8.5 sq.m.) approx.

GROUND FLOOR
264 sq.ft. (24.6 sq.m.) approx.

1ST FLOOR
369 sq.ft. (34.3 sq.m.) approx.

2ND FLOOR
343 sq.ft. (31.9 sq.m.) approx.



4 BED ROOM REAR TERRACE

TOTAL FLOOR AREA : 1058 sq.ft. (98.3 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.
Made with Metropix ©2023

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\$

