



Naples Street, Bradford, BD8

For Sale by Modern Auction

Your Choice Estate Agents are pleased to offer this two-bedroom rear back to back terrace house located in Manningham, Property is partly double glazed and central heating. This property will appeal to first time buyers or buy to let investors. The accommodation set over three floors as following; A large entrance lounge, separate kitchen, To the first floor there is a large double bedroom and a bathroom. To the second floor there is a attic bedroom with Velux window. The property is located close to Whetley Lane and only less than couple of miles away from Bradford city centre, University of Bradford and Bradford Royal

Guide Price
£75,000

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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Description

Entrance Lounge 13' x 14'1

The lounge has a double glazed window, along with a central heating radiator and a fire place with gas fire.

Kitchen 5'4 x 10'1

The fully fitted kitchen has a range of wall and base units and complementary work surfaces. Incorporating a single bowl stainless steel sink and drainer, plumbing for a washing machine, free standing cooker, The kitchen has a window to the side which is Upvc double glazed.

Keeping Cellar

First Floor Landing 5'3 x 6'7

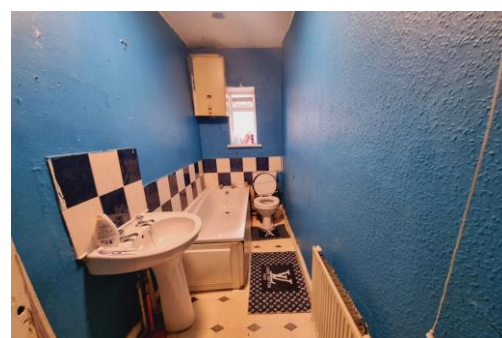
Stairs rise from the lounge to the first floor landing, where there is another set of stairs rising to the second floor.

Bedroom One 16'8 x 9'8

Bedroom One has a Upvc double glazed window and a central heating radiator, a central heating radiator and the central heating boiler

Bathroom 11'5 x 3'10

The three piece suite house bathroom has a upvc double glazed window to the rear and a central heating radiator. Comprising of a bath with a mixer tap, a wash hand basin, low flush WC.



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Second Floor Bedroom Two 13'x 13'9

Stairs rise from the first floor landing to the second floor there is a second bedroom with skylights (Velux) and central heating radiator.

External

External to the property there is good size garden.

Rental Income

Property is currently tenanted on Assured shorthold tenancy and producing rental income of £600 per calendar month (£7200 Pa gross income)

EPC RATING; D

<https://find-energy-certificate.service.gov.uk/energy-certificate/0318-4905-6220-8284-1950>

Council Tax Band - A

Please note gas and electricity appliances are not tested

Offer procedure

Our clients instruction in relation to offer vary, please contact us prior to making an Arrangements to purchaser such as contacting a bank, building society or solicitors you should make your offer to the branch dealing with the sale of the house. In compliance with the estate agents (undesirable practices) Order 1991, we are under obligation to check purchasers Financial situation before recommending an offer to a vendor, therefore, prior to any offer being accepted you will be required to make an appointment in order for you to financially qualify your offer. If you are making a cash offer which is not subject to the sale of the property written confirmation of the availability of the cash will be required so your offer can be eligible.

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 VALUATIUN without



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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.

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