

## Bishop Street, Bradford, BD9

Your Choice Estate Agents are pleased to offer for sale this well-presented throughout spacious three bedroom inner front terrace set over four floors, The property briefly comprising of Entrance in to large Ground/Basement dining sitting kitchen and external old w/c under the stair. To the 1st floor there is a entrance lounge leading to the lower and upper floors, To the 2nd Floor there are two bedrooms and family bathroom. To the 3rd floor there is a further master dormer bedroom to the attic floor. Property benefits from gas central heating and double glazing. There is garden at the ground floor with scope to have driveway. The Property is currently tenanted with option to have vacant possession. Viewing highly recommended via our office

**Asking Price**  
**£95,000**

### Your Choice Estate Agents

86 Toller Lane, Toller, Bradford, West Yorkshire, BD8 9DA  
Tel: 01274 493333 Email: [info@ycea.co.uk](mailto:info@ycea.co.uk)  
Website: [www.yourchoiceonline.co.uk](http://www.yourchoiceonline.co.uk)





### \*\*\*Ideal for First Time Buyers or Investors\*\*\*

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Property Comprises of  
**The Property Comprises as following;**

#### Ground Floor

##### Entrance Kitchen/Dinner 13'4 x 14'5

Fitted kitchen with a range of wall and base units, complimentary work surfaces and a stainless steel sink and drainer and a cooker, plumbing for a washing machine, there is a UPVC double glazed window over looking to front elevation.

#### 1st Floor

##### Entrance Lounge 13'4"x 14'4"

Large sitting lounge & Dining area with window over looking to front elevation.

#### 2nd Floor

##### Bedroom 1; 8'5"x 9'5"

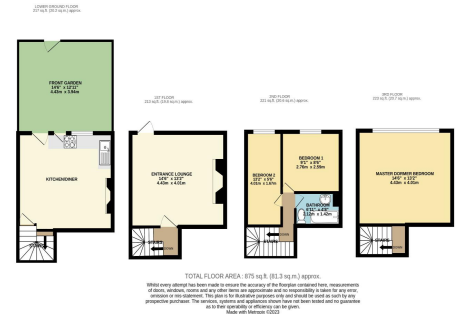
There's a large double glazed window to the front with a central heating radiator.

##### Bathroom 6'3 x 5'6

Family bathroom contemporary suite comprising of a low flush WC, wash hand basin and bath with mixer taps and electric shower. Tiled walls, central heating radiator.

##### Bedroom 2; 13'2 x 4'2

There's a glazed window to the front with a central heating radiator.



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### 3rd Floor

#### Master Bedroom 3; 13'2 x 14'4

There's a large double glazed dormer window to the front with a central heating radiator.

#### 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](mailto: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 VALUATIUN 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

#### EPC Rating; C

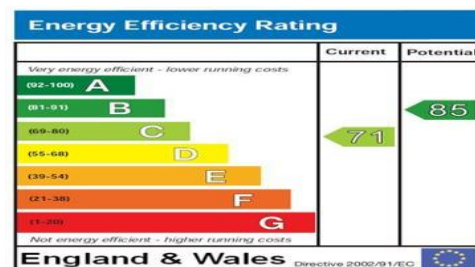
<https://find-energy-certificate.service.gov.uk/energy-certificate/9412-7127-3000-0166-5292>

#### Council Tax Band A

#### Services we offer and arrange:

- Residential Sales & Management
- Commercial Sales & Lettings
- Property Portfolio Management

#### Residential & Commercial Mortgages



England & Wales Directive 2002/91/EG

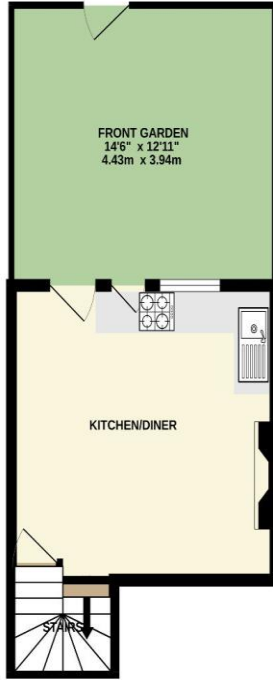
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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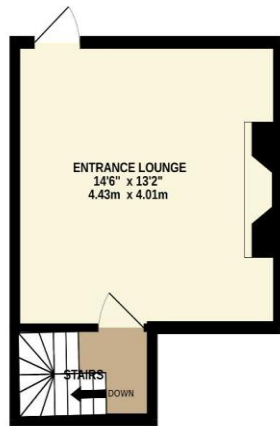
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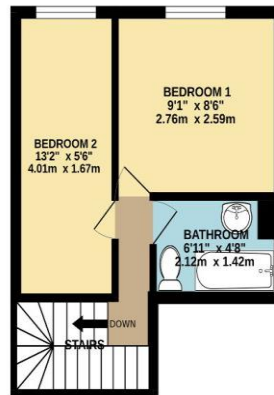
LOWER GROUND FLOOR  
217 sq.ft. (20.2 sq.m.) approx.



1ST FLOOR  
213 sq.ft. (19.8 sq.m.) approx.



2ND FLOOR  
221 sq.ft. (20.6 sq.m.) approx.



3RD FLOOR  
223 sq.ft. (20.7 sq.m.) approx.



TOTAL FLOOR AREA : 875 sq.ft. (81.3 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.

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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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