



Dalecroft Rise, Bradford, BD15

Your Choice Estate Agents are pleased to present this superb three bedroom detached house FOR SALE in the sought after area of Sandy Lane. Sandy Lane lies to the northwest of Bradford city centre and has excellent commuting links with easy access to the Bradford royal infirmary and the city centre lies approximately 3 miles away. There is also a good range of local schools, shops and amenities nearby. The property comprises spacious accommodation over two floors; entrance hall, family lounge, Dining lounge / and sprat kitchen on ground floor. To the first floor there are three bedrooms and the house bathroom. The property also has the benefit of gas fired central heating , Upvc double-glazing, Externally the property enjoys front and rear garden and driveway / Garage providing off road parking for multiple cars. Viewings strictly by appointment only

Asking Price
£269,000

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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Available from 17th of August 2023

Ground Floor

Side Entrance Hall - With radiator and under stairs storage.

Family reception Room, open plan dining room.

Lounge also has access via dining room - With radiator and window looking over the rear garden.

Fully fitted kitchen With a range of wall and base units incorporating stainless steel sink unit, tiled splashback, cooker, plumbing for auto washer.

First Floor -

Bedroom One With radiator.

Bedroom Two With radiator.

Bedroom Three With radiator.

Bathroom - Three piece suite comprising panelled shower, Basin unit, low suite wc, tiled walls and floor, towel radiator.

Exterior - To the outside there is a driveway providing ample parking, garage and a patio garden to the rear.

EPC; D

<https://find-energy-certificate.service.gov.uk/energy-certificate/0431-1011-0254-9227-5200>



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Council Tax Band , C

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

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.

Are you thinking of selling or even letting your property!

Call us today on 01274 493333 for a FREE VALUATIUN without obligation

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

Services we offer and arrange:

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

Residential & Commercial Mortgages

- Property & Business insurance
- Property repairs of all types

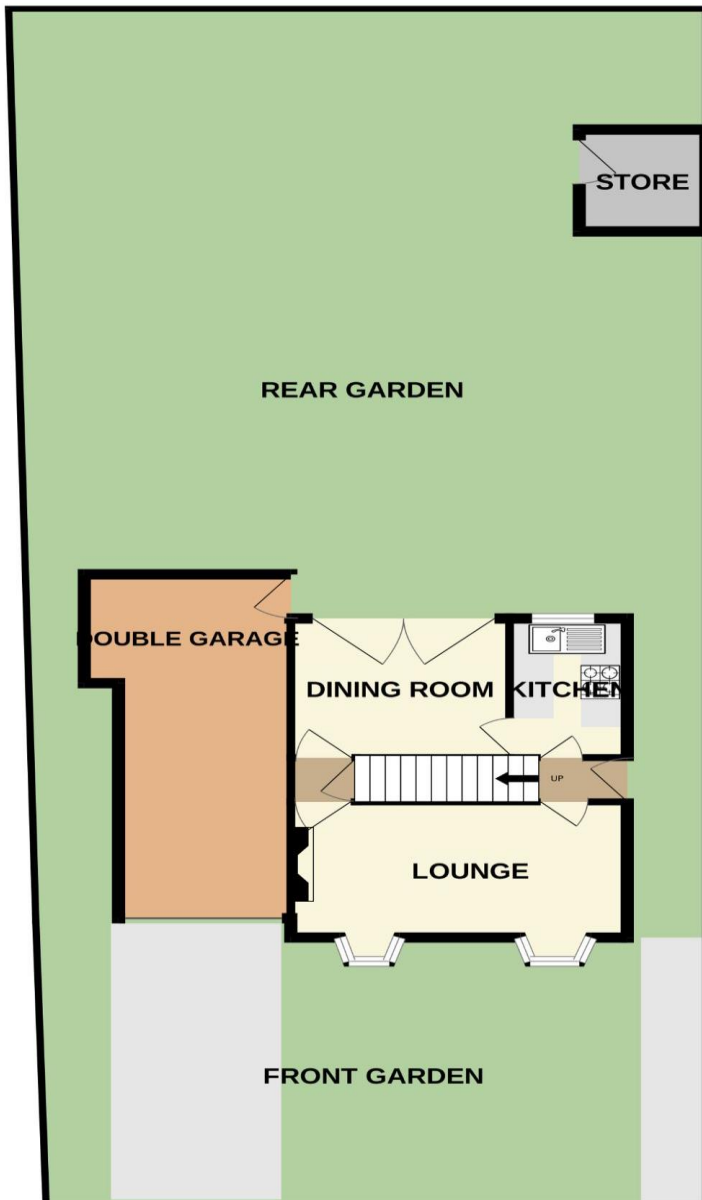


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GROUND FLOOR
473 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR
275 sq.ft. (25.6 sq.m.) approx.



TOTAL FLOOR AREA : 749 sq.ft. (69.6 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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