



St. Marys Road, Bradford, BD9

Your Choice Estate Agents are pleased to offer to the market with vacant possession is this large 4 bedroom mid terraced property FOR SALE benefiting from gas central heating and double glazing. The living accommodation briefly comprises; Entrance hall, two living rooms, Separate original extended Kitchen Two first floor bedrooms, bathroom and two large attic double dormer bedrooms. To the outside of the property there is a garden with steps leading to lawn garden area with flower beds. Average size garden to the rear elevation, Viewing highly recommended.

Asking Price
£210,000

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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Property comprises of.

A larger-than-average 4/5 bedroom family home. Set in the heart of Mannigham with access to good and varied local shops and excellent award-winning schools. There are good transport links in and out of Bradford City Center as well as Bingley and Shipley.

Ground floor.

Entrance Hall

Main entrance door, Fully carpeted with radiator leading to the ground floor area,

Living Room

Large uPVC bay window, central heating radiator, carpeted

Sitting Room

Large room giving an alternative to using as a sitting room leading to the first floor

Separate Kitchen

Comprising of solid wall and floor kitchen units offering excellent storage facilities and workspace, with gas hob and electric oven, stainless steel sink and plumbing for washer.

Stairs/Landing

Solid stair case with banister leading to the two floors

FIRST FLOOR LANDING

Having doors to the bedrooms, bathroom and stairs to the attic room.

Bedroom 1 .

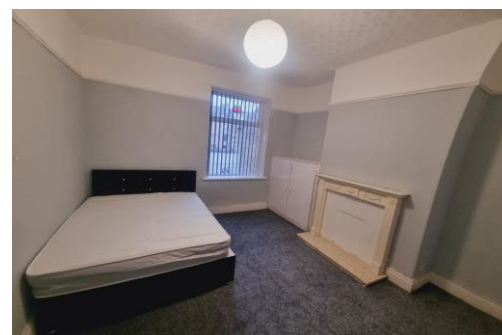
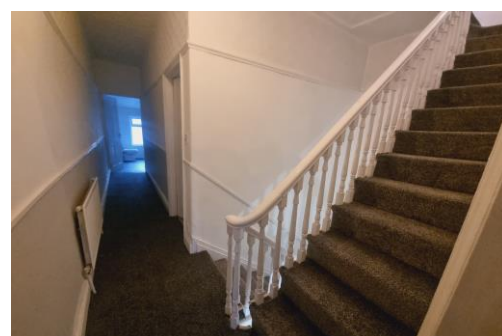
Having a window to the front elevation, central heating radiator.

Bedroom 2 .

Having a window to the rear elevation, 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.



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Stairs/Landing

Solid stair case leading to the top floor.

Bedroom 3

The dormer window with uPVC gives great views towards Listers Mill. Radiator and small w.c. And washbasin

Bedroom 4

The original Victorian cube window offers great light and views over BD9 radiator and small w.c. And washbasin

Outside

To the front of the property there is a lawn garden with step and flower beds. To the rear the garden is designated concreted area facility from rear service road.

TENURE: FREEHOLD

COUNCIL TAX BAND B

EPC RATING D

<https://find-energy-certificate.service.gov.uk/energy-certificate/9138-8919-7249-3604-0960>

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

Need More Information?

For further information or to speak to one of our team, please call 01274 493333. or email us on info@ycea.co.uk



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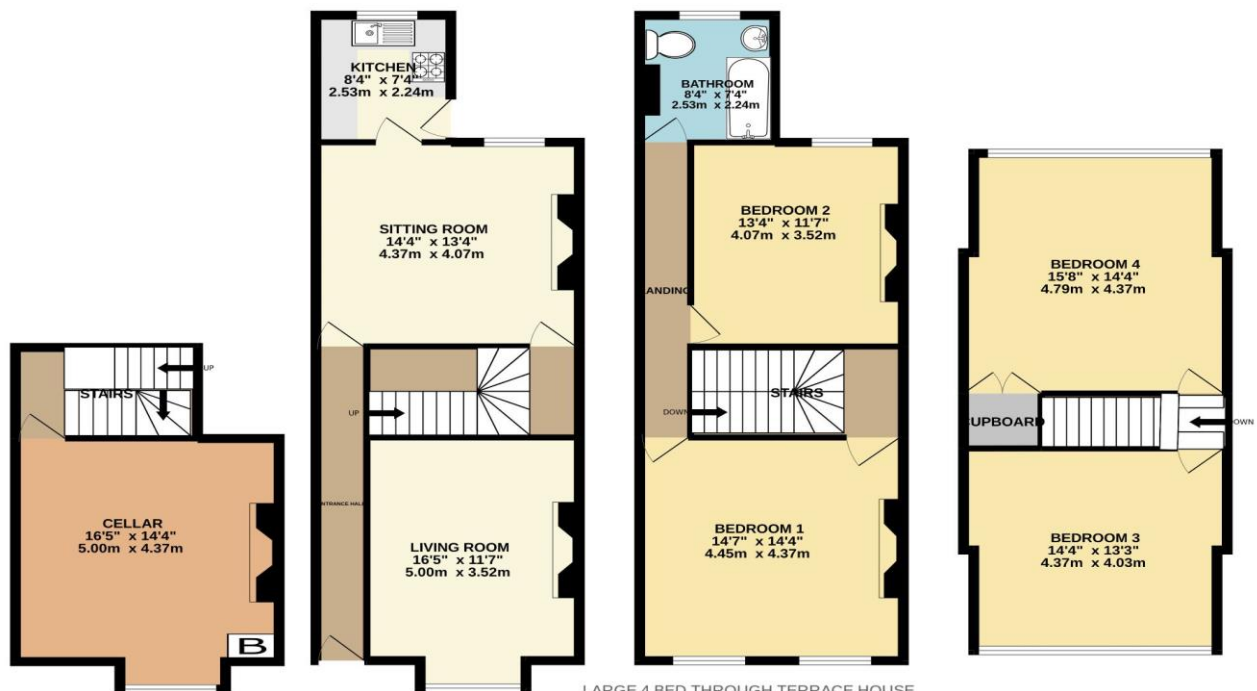


BASEMENT
270 sq.ft. (25.1 sq.m.) approx.

GROUND FLOOR
542 sq.ft. (50.4 sq.m.) approx.

1ST FLOOR
531 sq.ft. (49.4 sq.m.) approx.

2ND FLOOR
451 sq.ft. (41.9 sq.m.) approx.



LARGE 4 BED THROUGH TERRACE HOUSE

TOTAL FLOOR AREA : 1795 sq.ft. (166.7 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

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