



## 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](mailto:info@ycea.co.uk)  
Website: [www.yourchoiceonline.co.uk](http://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.

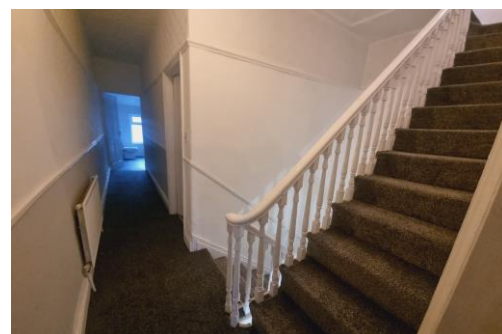
### **BATHROOM**

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.

#### **Stairs/Landing**

Solid stair case leading to the top floor.

#### **Bedroom 3**



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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

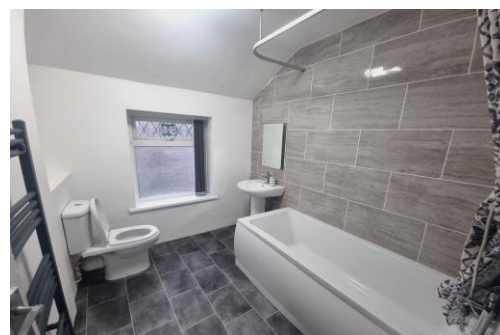
Are you thinking of selling or even letting your property!

**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](mailto:info@ycea.co.uk)



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## DISCLAIMER

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