



Selborne Mansions, Selborne Mount, Bradford, BD9

Your Choice Estate Agents are pleased to offer an exceptional opportunity to acquire a fully renovated seven-bedroom mid-terrace residence, formerly recognized as a mansion, now transformed into a welcoming family abode. This spacious property features a grand entrance hallway, a sprawling 36ft living dining breakfast kitchen, a convenient WC on the lower ground floor. Throughout, the property benefits from uPVC double glazing and efficient gas central heating. Outside, on-street parking is available, with a verdant lawn garden at the front, adaptable for conversion into a convenient car parking bay. We encourage pre-viewing via Virtual Tour, followed by an in-person viewing to truly appreciate

Asking Price
£419,995

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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Energy Rating: C

<https://find-energy-certificate.service.gov.uk/energy-certificate/2290-4828-0122-5306-3273>

TENURE: FREEHOLD

Council Tax Band: E

Annual Price: £2,270 (min)

Ground Floor

A uPVC double glazed door leads into the spacious entrance hallway, with staircase rising to the first floor and staircase leading down into the lower ground floor level. Door into the living room, bedroom one and shower room. uPVC double glazed window.

Living Room 20' 7" x 17' 7" (6.27m x 5.36m)

Feature uPVC double glazed window to the front elevation, fireplace with electric fire and central heating radiator.

Bedroom one 16' 4" x 14' 1" (4.98m x 4.29m)

A generous size room with uPVC double glazed window and central heating radiator.

Shower Room

A modern white three piece suite comprising of a walk in shower unit, low flush W.C and wash hand basin inset into a vanity unit. uPVC double glazed window, tiled walls and chrome wall mounted towel heater.

Lower Ground Floor

Entrance via Selbourne Mount leading to the hallway provides access to the two piece W.C, store room and kitchen diner area.

W.C

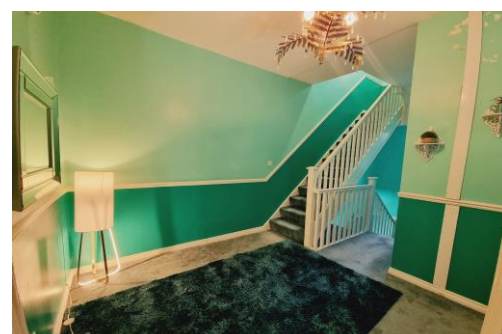
A white two piece suite comprising of low flush W.C and a wash hand basin. Tiled walls.

Kitchen Diner 36' 6" x 34' 2" (11.13m x 10.41m)

An impressive room with dining area into a uPVC double glazed bay window and a range of modern wall and base units with complementary work tops, integral electric oven with gas hob and stainless steel sink with drainer.

Store Room

A large useful storage room with uPVC double glazed window which could be turned into a lower ground floor bedroom.



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First Floor Landing

Access into three bedrooms and bathroom with staircase rising to the second floor landing.

Bedroom Two 17' 9" x 15' 8" (5.41m x 4.78m)

uPVC double glazed window and central heating radiator.

Bedroom Four 16' 2" x 14' 5" (4.93m x 4.39m)

uPVC double glazed window and central heating radiator.

Bedroom Six 11' 2" x 8' 7" (3.40m x 2.62m)

uPVC double glazed window and central heating radiator.

Bathroom

A white three piece suite comprising: bath with shower over and a glazed shower screen, low flush W.C and wash hand basin. Tiled walls with chrome wall mounted towel heater and uPVC double glazed frosted glass window.



Second Floor Landing

Access into three bedrooms and bathroom.

Bedroom four 17' 10" x 15' 10" (5.44m x 4.83m)

uPVC double glazed window and central heating radiator.

Bedroom Five 16' 4" x 14' 5" (4.98m x 4.39m)

uPVC double glazed window and central heating radiator.

Bedroom Seven 11' 7" x 8' 8" (3.53m x 2.64m)

uPVC double glazed window and central heating radiator.

Bathroom

A white three piece suite comprising: bath with shower over and a glazed shower screen, low flush W.C and wash hand basin. Tiled walls with chrome wall mounted towel heater and uPVC double glazed frosted glass window.



Exterior

Outside, on-street parking is available, with a verdant lawn garden at the front, adaptable for conversion into a convenient car parking bays. Property is located opposite the award winning Lister Park with lovely views over looking on the beautiful features of the green space.



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



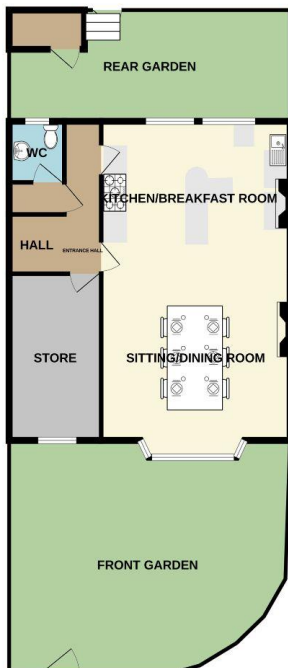
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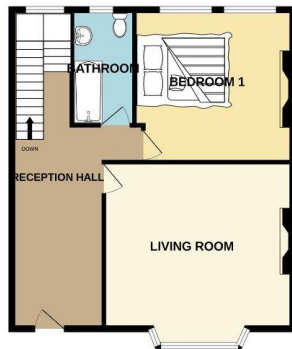




GROUND FLOOR
695 sq.ft. (64.5 sq.m.) approx.



1ST FLOOR
670 sq.ft. (62.2 sq.m.) approx.



2ND FLOOR
658 sq.ft. (61.1 sq.m.) approx.



3RD FLOOR
658 sq.ft. (61.1 sq.m.) approx.



TOTAL FLOOR AREA : 2680 sq.ft. (248.9 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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