



## Walden Drive, Bradford, BD9

Your Choice Estate Agents are pleased to offer this house as a splendid mix of comfort, style and convenience. With its modern features, prime location and being in excellent condition, this 3-bedroom semi-detached house is to let. You are highly recommended to book a viewing to see for yourself and fully appreciate what is on offer.

**Asking Price**  
**£895.00 p.c.m.**

### 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)



Your Choice Estate Agents are please to offer this house as a splendid mix of comfort, style and convenience. With its modern features, prime location and being in excellent condition, this 3-bedroom semi-detached house to let. You are highly recommended to book a viewing to see for yourself and fully appreciate what is on offer.

#### ENTRANCE HALLWAY

3' 63" x 3' 9"

There is a door opening into the entrance hall. Having carpet flooring, central heating radiator, door to the living/dining room and stairs rising to the first floor landing.

#### LIVING ROOM

12' 70" x 12' 98"

The focal point of the room is the fireplace housing the solid style gas fire, central heating radiator, door to the kitchen, window to the front elevation.

#### KITCHEN & DINING ROOM

13' 70" x 8' 49"

Having a range of fitted base and wall units sink and drainer with mixer tap over, integrated appliances comprising of fridge freezer, oven and hob with extractor above, Tiled wall, central heating radiator, window to the rear elevation overlooking to the enclosed garden and door to the rear entrance,

storage under the stair case

7' 70" x 2' 9"

#### STAIRS/LANDING

6' 10" x 3' 9"

A stair case leading to the first floor with, windows to the side elevation Doors to the bedrooms and bathroom.

#### BEDROOM ONE

9' 10" x 9' 6"

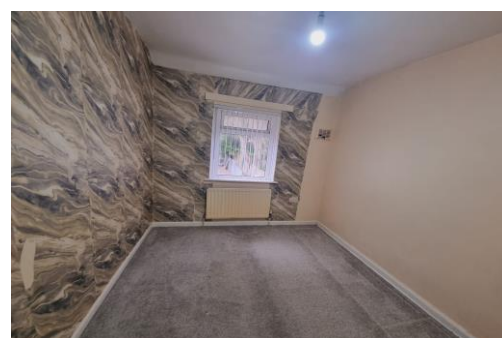
Having a window to the front elevation, central heating radiator. carpet

#### BEDROOM TWO

11' 90" x 8' 7"

Having a window to the rear elevation and central heating radiator.

#### BEDROOM THREE



## Your Choice Estate Agents

86 Toller Lane, Toller, Bradford, West Yorkshire, BD8 9DA  
Tel: 01274 493333 Email: info@ycea.co.uk  
Website: \$WEBSITE\$





8' 50" x 7' 2"

Having a window to the rear elevation and central heating radiator.

### BATHROOM

6' 60" x 6' 4"

having a three piece suite comprising of a panel enclosed bath with mixer tap and shower attachment, low flush WC and wash basin.

Window to the side elevation, towel radiator.

### OUTSIDE

Well dressed garden to the front, driveway parking leading to enclosed rear garden.



### EPC RATING

<https://find-energy-certificate.service.gov.uk/energy-certificate/9324-3040-5208-2384-8204>

### VIEWING ARRANGEMENTS

Strictly by prior telephone appointments with Your Choice estate agents.

Opening hours Monday to Thursday 09.00am -05.30pm

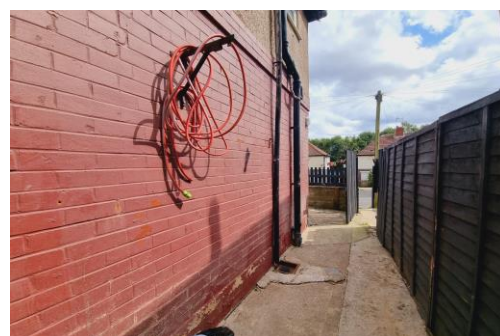
Friday 09.00am -01.00pm and .03.00pm-05.00pm Saturday 10.00am - 04.00pm

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**

For more details or to make an appointment please contact the above office at your earliest convenience.



## 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: [\\$WEBSITE\\$](#)





## 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.

## Your Choice Estate Agents

86 Toller Lane, Toller, Bradford, West Yorkshire, BD8 9DA  
Tel: 01274 493333 Email: info@ycea.co.uk  
Website: \$WEBSITE\$

