



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
Website: www.yourchoiceonline.co.uk



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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"

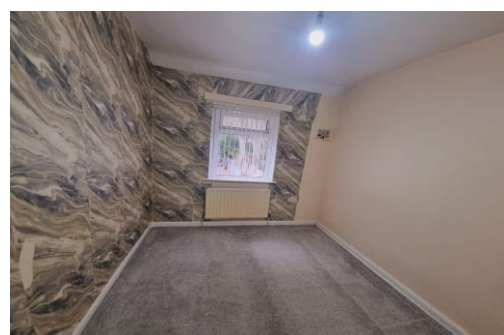
Having a window to the front elevation, central heating radiator. carpet

BEDROOM TWO

11' 90" x 8' 7"

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

BEDROOM THREE



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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

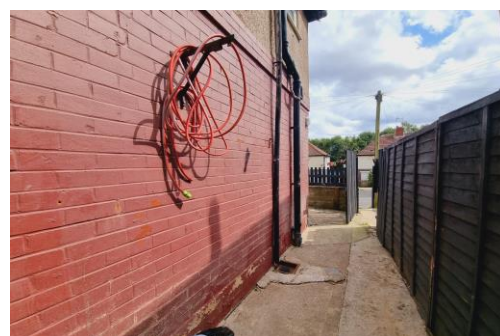
Friday 09.00am -01.00pm and .03.00pm-05.00pm Saturday 10.00am - 04.00pm

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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.



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DISCLAIMER

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