



Southfield Lane, Bradford, BD5

Your Choice Estate Agents are pleased to offer a three bedroom house for sale located in the much sought after area of Canterbury, Bradford West Yorkshire, very close to local amenities, Motorway, schools in very close distance. If you are looking for an ideal investment opportunity, then this beautiful stone built mid terrace property could be the one for you, Property comprises of entrance leading to the living room, Dinning kitchen leading further fully fitted kitchen. first floor landing area giving access to the two bedrooms and bathroom, stairs to the second floor giving access to the large bedroom. The property is fully double glazed & gas central heating system with radiators. Ideal as an investment property. Viewing highly recommended.

Asking Price
£149.995

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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Property Comprises of;

Entrance LIVING 13'4" x 11'3"

Entrance lounge with double glazed window to the front elevation, central heating radiator and electric inset fireplace.

DINING ROOM- 14'2" x 11'1"

dining room with double glazed window to the rear elevation, central heating radiator leading to the rear garden. The kitchen also has an electric oven and electric hob. Worktop surfaces complementing the tiled splash-backs with Combi boiler.

FIRST FLOOR LANDING- 11' 3" x 2' 9"

Doors to the bedrooms, bathroom and stairs to the second floor.

BEDROOM ONE- 13' 2" x 11' 1"

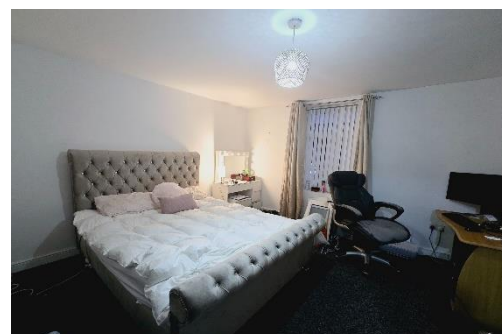
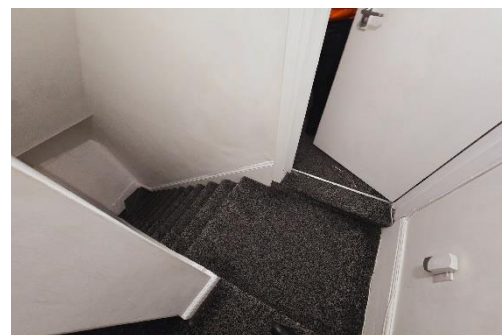
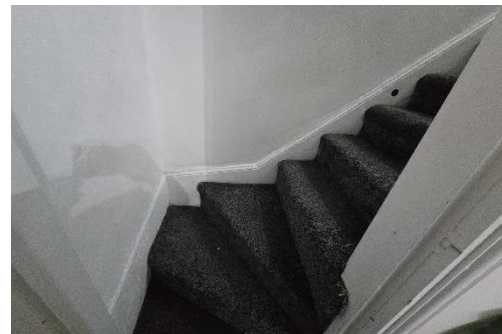
This is a large bedroom with double glazed window over looking to the front elevation and a central heating radiator.

BEDROOM TWO- 11' 9" x 10' 3"

Double glazed window over looking to the rear elevation and central heating radiator.

BATHROOM- 8' 9" x 4' 9"

Reasonable size bathroom with low flush WC, wash basin, panelled bath with a shower over and fully tiled surround.



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SECOND FLOOR

BEDROOM THREE - 19'1" x 11' 4"

Spacious bedroom which can be utilised as a double bedroom with Velux window.

OUTSIDE

The property has a small size garden to the front with street parking to the front of the property, There is average garden to the rear with access to the service road at the rear.

EPC RATING - C

<https://find-energy-certificate.service.gov.uk/energy-certificate/2739-9820-6109-0921-0222>

Council Tax Band- A

Rental Yield Calculator - Investments Made Simpler

<https://propertydata.co.uk/yield-calculator>

Rental Guide £900-£1000 Per calendar month (£12000pa)

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 -

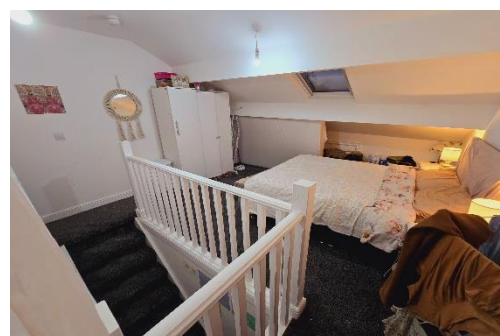
04.00pm

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

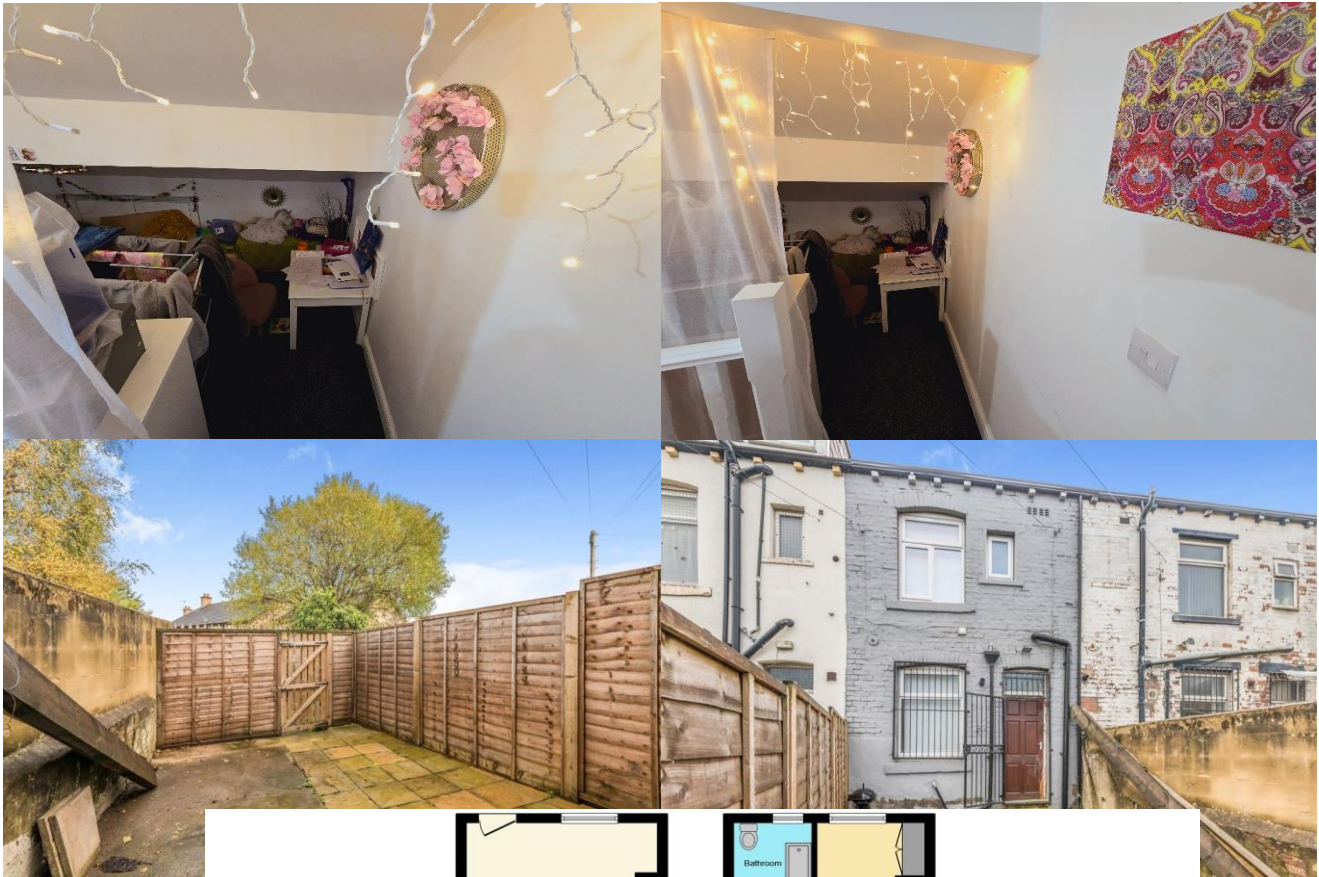
For more details or to make an appointment please contact the above office at your earliest convenience.



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DISCLAIMER

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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.

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