



Alum Drive, Bradford, BD9

****4-Bedroom Extended Semi-Detached House on Alum Drive, Bradford, BD9****

Your Choice are please to offer to the market this spacious semi-detached home offers modern living across three floors. The ground floor comprises an entrance hall, two generously sized living rooms, and an extended dining kitchen, featuring a sleek handleless design, double range cooker, large American-style fridge, and fully electric underfloor heating. The first floor hosts two bedrooms and a newly fitted family bathroom. A second staircase leads to the attic, which includes two additional double bedrooms, one with an en-suite. Ideal for a growing family, this property blends style with practicality. An internal viewing is highly recommended to appreciate the quality of the fixtures and fittings on offer.

Asking Price
£349,995

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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ENTRANCE

Providing access to the entrance hall.

ENTRANCE HALL

Delightful entrance hall with stairs leading to the first floor landing area, central heating radiator, doors to the living rooms.

LIVING ROOM ONE

Two Double doors with panels open in to the living room two . The focal point of the room is the contemporary gas fire with wooden surround. there is a bay window to the front elevation.

LIVING ROOM TWO

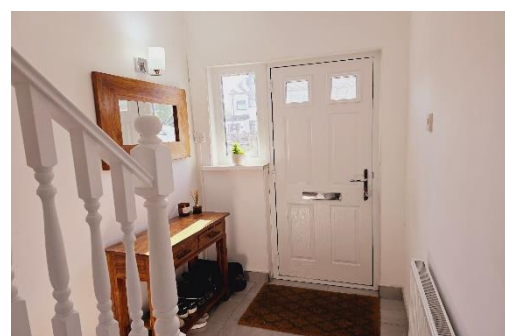
Two Double doors with glass panels open on to the rear private garden decking area. The focal point of the room is the media wall with led blue lighting in each section giving a lovely elegance look.

KITCHEN DINER

fully fitted handles glossy kitchen/diner an extensive range of fitted base and wall units with Granite work surfaces. splash back tiling, led lighting to the kick boards and breakfast bar, sink and drainer with mixer tap over, Range 1000mm wide stainless steal cooker and contemporary round extractor above. microwave, oven, grill, American style fridge freezer . there a skylights flooding the room with an abundance of natural light, double glazed window overlooking the rear garden. Here there are two central heating radiators and feature mosaic tiled wall with fully working under floor heating tiled floor.

W.C.

Having a vanity wash basin with mixer tap over and low flush WC, tiled walls and floor, contemporary style central heating radiator and window to the side elevation.



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FIRST FLOOR LANDING

Having a window to the side elevation, doors to the bedrooms, house bathroom and secondary landing area.

BEDROOM ONE

Double bedroom having a window the front elevation and central heating radiator.

BEDROOM TWO

Double bedroom having a window to the rear elevation and central heating radiator.

HOUSE BATHROOM

Having a white three piece suite comprising of a bath with contemporary style mixer tap and shower attachment, glass shower screen, round sink with feature tap set above and storage below, low flush WC. Chrome towel radiator, tiled walls and floor and window to the rear elevation.

SECOND LANDING AREA

The second landing area has a window to the side elevation, central heating radiator and stairs leading to the master bedroom with en-suite.

MASTER BEDROOM THREE

Having a range of fitted wardrobes, window to the rear elevation, central heating radiator and door to the en suite shower room.

EN-SUITE SHOWER ROOM

Having a three piece suite comprising of a double shower cubicle with waterfall shower head, circular vanity wash basin with contemporary style tap, low flush WC, tiled walls and floor and window to the rear elevation.

BEDROOM FOUR

Having a range of white wardrobes, window to the front elevation, central heating radiator overlooking on the front garden.

OUTSIDE

To the front of the property the fully dark grey pattern concrete drive area provides ample off street parking. The rear garden has a beautiful decking area with remainder of original garage split in half for garden tools.

EPC RATING

UTILITIES & SERVICES

Gas, Electric, Water and Drainage are all in good working order.

Council Tax Band C

Council Tax amounts for 2024-25

£1,805.00

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!



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DISCLAIMER

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