



Upper Grange Avenue, Bradford, BD15

Your Choice Estate Agents are pleased to present this three bedroom Semi detached house FOR SALE in the sought after area of Allerton. Allerton lies to the northwest of Bradford city centre and has excellent commuting links with easy access to the Bradford royal infirmary and the city centre lies approximately 3 miles away. There is also a good range of local schools, shops and amenities nearby. The property comprises spacious accommodation over two floors; entrance hall, Family lounge, Separate Dining Kitchen on ground floor. To the first floor there are three bedrooms and the house bathroom with separate WC. The property also has the benefit of gas fired central heating , Upvc double-glazing, Externally the property enjoys front/rear garden and very large Plot to build, many amenities such as schools, shops, making commuting easy for those professionals looking for their next home. Viewing is highly recommended.

Asking Price
£150,000

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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Description

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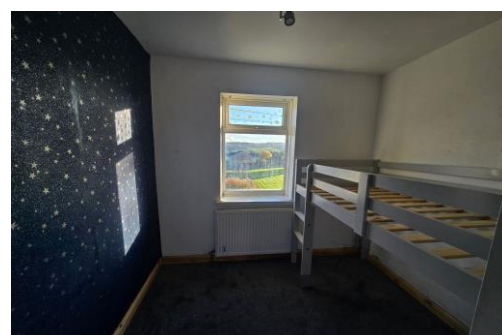
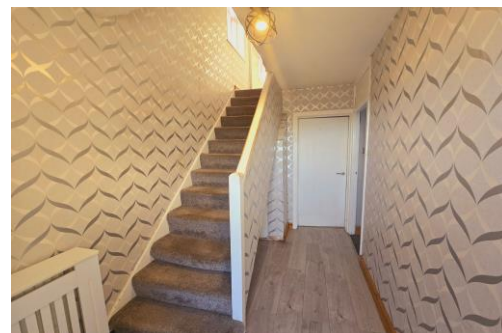
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Ground Floor

Entrance Hall - With radiator and under stairs storage.
Family reception Room,

Kitchen

Fully fitted kitchen With a range of wall and base units incorporating stainless steel sink unit, tiled splashback, cooker, plumbing for auto washer. dining area with radiator and window looking over the rear garden.



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First Floor -

Bedroom One With radiator.

Bedroom Two With radiator.

Bedroom Three With radiator.

Bathroom - Three piece suite comprising panelled shower, Basin unit, low suite wc, tiled walls and floor, towel radiator.

Exterior - To the outside there is a driveway providing ample parking and a garden to the rear.

EPC Rating : D

<https://find-energy-certificate.service.gov.uk/energy-certificate/9370-2021-3400-2424-8305>

Council Tax Band , A

Annual Price: £1,370

Viewing arrangements

Strictly by prior telephone appointments with sole selling agents, Your Choice estate agents.

Contact us today on 01274 493333 or via info@ycea.co.uk

Normal opening hours Monday to Thursday 09.00am -05.30pm

However Please check before due to covid-19.

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

Your Choice Estate Agents are based at 86 Toller Lane Bradford BD8 9DA

Directions

Please follow your satnav for better directions

Tenure

The property is believed to be freehold

Services we offer and arrange:

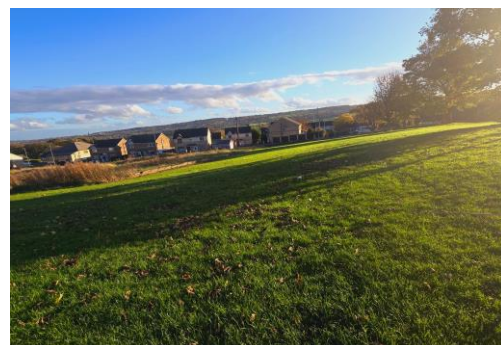
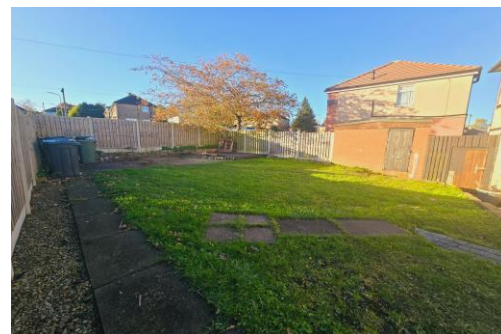
- Residential Sales & Management
- Commercial Sales & Lettings
- Property Portfolio Management

Residential & Commercial Mortgages

- Property & Business insurance
- Property repairs of all types
- Accommodation reports for immigration.

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no sale or let - no charge



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TOTAL FLOOR AREA : 881 sq.ft. (81.9 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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