



Duckworth Grove, Bradford, BD9

Your Choice are pleased to offer to the market this large five bedroom mid terraced property. The property is situated in a popular residential location, close to local amenities, including shops, schools and public transport links. The property has been the subject of a unique family home by the current vendors and benefits from gas central heating, double glazing, newly extended fitted kitchen, The living accommodation briefly comprises; entrance hall, living room, stairs to the first floor, living room, sitting room, stairs to the first floor, second floor and basement floor with access to the rear. Outside to the front of the property lead to the front entrance door, to the rear of the property is the garden which has a raised area with the remainder having a concreted area. An internal Viewing is highly recommended by the vendors sole agents

Asking Price
£265,000

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



Your Choice Estate Agents are pleased to offer to the market this large five-bedroom mid-terraced family home, ideally located in the heart of Toller. This popular residential area offers excellent access to a range of amenities, including local shops, award-winning schools, Bradford Royal Infirmary, doctors' surgeries, and supermarkets. The property is also well connected with good public transport links and easy access to Bradford City Centre and motorway connections.

The property has been thoughtfully designed by the current vendors and boasts gas central heating, double glazing, and a newly extended fitted kitchen. The spacious accommodation is spread across four floors and provides versatile family living.

Property Overview

Entrance Hall: With laminate flooring, central heating radiator, coving, and stairs to the first floor.

Living Room: Features a contemporary gas fireplace, carpeted flooring, double glazed bay window, and ornate ceiling detailing.

Sitting/Dining Room: Includes a modern gas fireplace, laminate flooring, and doors leading to the rear entrance and basement level.

Kitchen/Diner: Fully fitted extended kitchen with a range of cream glossy units, freestanding gas range cooker, tiled flooring, recessed spotlights, and additional storage.

First Floor

Landing: Provides access to bedrooms, bathroom, and storage.

Bedroom One: Includes an original fireplace, central heating, and double glazed windows.

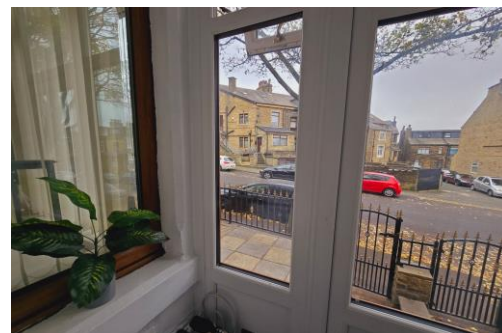
Shower Room: Equipped with a shower, low-secure seat, and extractor fan.

Bedroom Two: Located at the rear with double glazed windows. Storage Cupboard: Could be used as a walk-in wardrobe.

Second Floor

Landing: Leads to three additional bedrooms.

Bedroom Three: Features a large dormer window and under-eaves storage.



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Bedroom Four & Five: Both with Victorian dormer windows, under-eaves storage, and central heating.

Outside

The property has a small front garden and street parking available. At the rear, there is an average-sized garden with access to a service road.

EPC Rating: E

Energy Certificate

Council Tax Band: C

Viewing Arrangements

Viewings are by prior appointment only through 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

Thinking of Selling or Letting?

Call us today on 01274 493333 for a FREE, no-obligation valuation.

NO SALE OR LET – NO CHARGE

For further details or to schedule a viewing, please contact Your Choice Estate Agents at your earliest convenience.

Offer procedure

Our clients instruction in relation to offer vary, please contact us prior to making an Arrangements to purchaser such as contacting a bank, building society or solicitors you should make your offer to the branch dealing with the Sale of the house. In compliance with the estate Agents (undesirable practices) Order 1991, we are under obligation to check purchasers Financial situation before recommending an Offer to a vendor, therefore, prior to any offer Being accepted you will be required to make an Appointment in order for you to financially qualify Your offer. If you are making a cash offer which is not subject to the sale of the property written Confirmation of the availability of the cash will be required so your offer can be eligible.

Are you thinking of selling or even letting your property!

Call us today on 01274 493333 for a FREE VALUATIUNON 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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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.

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