



## Glenmore Close, Bradford, BD2

Your Choice Estate Agents are please to offer this well presented three bedroom semi-detached property For Sale in Bradford BD2. The City as newly been announced as CITY of CAPITAL OF CULTURE 2025 resulting more opportunists. The property benefiting from UPVC double glazing and gas central heating. The accommodation comprises briefly; Entrance hallway, Lounge, Dining room, Kitchen, To the first floor there are Three Bedrooms and house bathroom. To the outside there is a gardens to the front with driveway leading to the attached garage & a good size landscape garden to the rear. Viewing highly recommended via appointment only.

**Asking Price**  
**£175,000**

### Your Choice Estate Agents

86 Toller Lane, Toller, Bradford, West Yorkshire, BD8 9DA  
Tel: 01274 493333 Email: [info@ycea.co.uk](mailto:info@ycea.co.uk)  
Website: [www.yourchoiceonline.co.uk](http://www.yourchoiceonline.co.uk)



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#### ENTRANCE

Entrance with door opening into the entrance hall.

#### LIVING ROOM

good size Living room central heating radiator, newly Laminate flooring door to the hallway, window to the front elevation, window to the side elevation over looking on to the front garden.

#### DINING ROOM

Having Laminate flooring, central heating radiator, door to the living/dining room and stairs rising to the first floor landing.

#### KITCHEN

A fully fitted maple with range of fitted base and wall units. stainless steal sink and drainer with mixer tap over. integrated appliances comprising, oven and hob with extractor above , Tiled wall, with plumbing for the washing machine central heating radiator, window and door to the rear elevation.

#### FIRST FLOOR STAIRS/LANDING

Doors to the bedrooms and bathroom

#### BEDROOM ONE

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

#### BEDROOM TWO

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

#### BEDROOM THREE

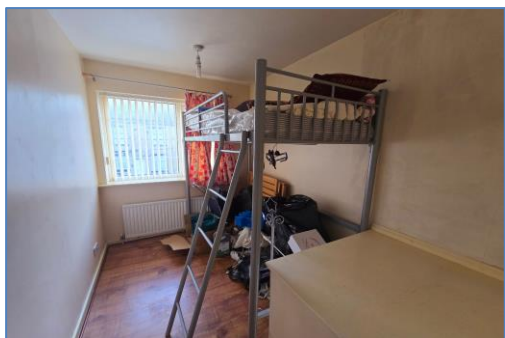
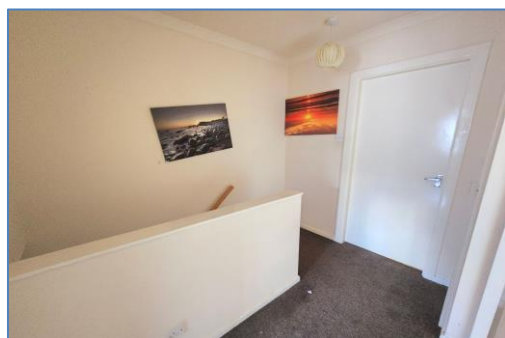
Having a window to the front elevation and central heating radiator. Laminate flooring

#### BATHROOM

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 rear elevation, towel radiator.

#### EPC Rating D;

<https://find-energy-certificate.service.gov.uk/energy-certificate/2908-7084-6259-9342-7914>



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Council Tax Band  
Council Tax amounts for 2024-25  
Band A - Council Tax bill per year £1,353.75

## OUTSIDE

Lawned garden to the front with driveway leading to the attached garage, very good size enclosed rear garden with raised landscape area's.



## 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

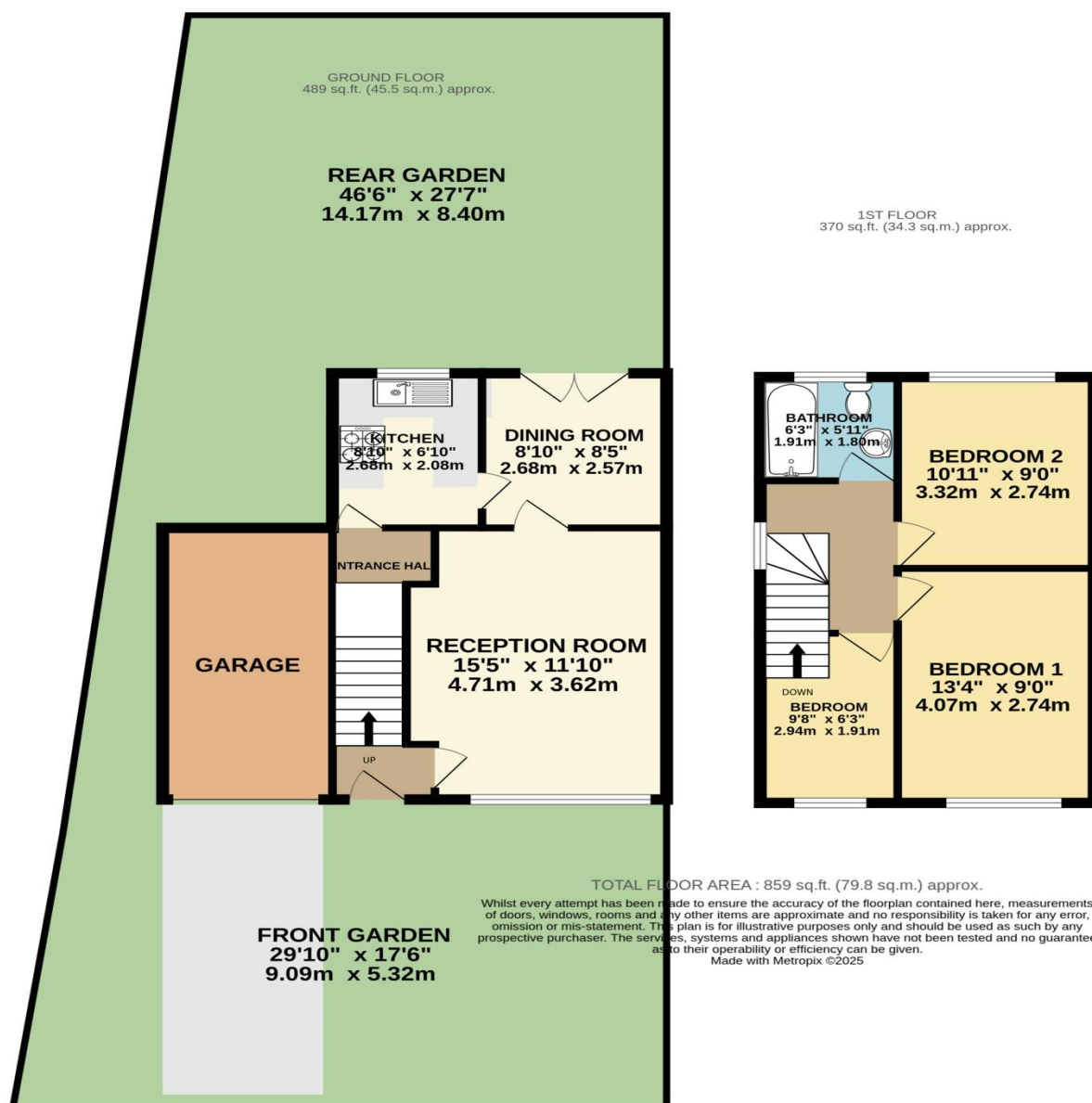
For more details or to make an appointment  
please contact the above office at your earliest convenience.



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## DISCLAIMER

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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