



Girlington Road, Bradford, BD8

****Ideal for Investors**** Your Choice estate agents are delighted to offer a First floor two bedroom apartment for to let in heart of Girlington. An internal viewings is highly recommended to appreciate the property and what it has to offer. The property sits within a residential location with local amenities, schools, BRI, and main route to the Bradford city centre; the property comprises of one reception room, open plan kitchen, family bathroom second floor 2 bedroom. Property also benefits from UPVC double glazing and gas central heating system

Asking Price
£89,995

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



******Ideal for Investors****** Your Choice estate agents are delighted to offer a 3 bedroom a front terrace house FOR SALE in heart of Girdlington. The property sits within a residential location with local amenities, schools, BRI, and main route to the Bradford city centre; the property comprises of one reception room with ensuite shower rented out separately to working resident, open plan dining/sitting kitchen, Three piece family shower room, second floor 2 bedroom and WC. Property also benefits from UPVC double glazing and gas central heating system.

Property for Sale

Property Comprises of:

Side Entrance

Entrance Via side wooden door, central heating radiator, fully laminated with stair case leading to the first floor & lower floor.

One Reception Rooms

reception room with on-suite with shower, rented out separately to working resident,

Basement

Basement as storage and a small window leading to front garden

First Floor

Dining Sitting Kitchen

With double glazed large window, central heating radiator, fully laminated with fireplace hanged on wall. Straight line fully fitted kitchen in walnut with integrated cooker and extractor hood.

Second Floor

2 Bedroom Flat

Full Double Glazing

Gas Central Heating

Close to School & BRI

Popular location close to transport links and local amenities

Garden

A good size garden to front garden

Rental Income

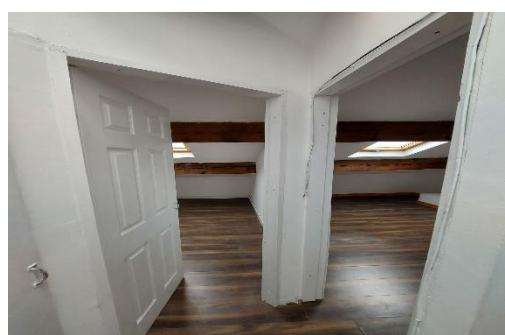
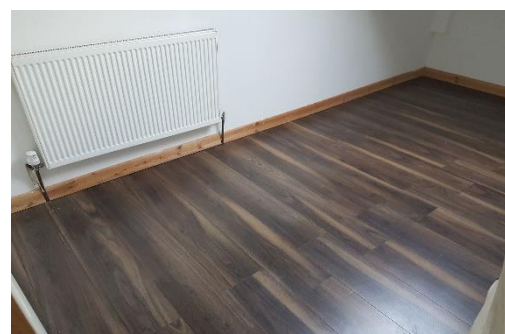
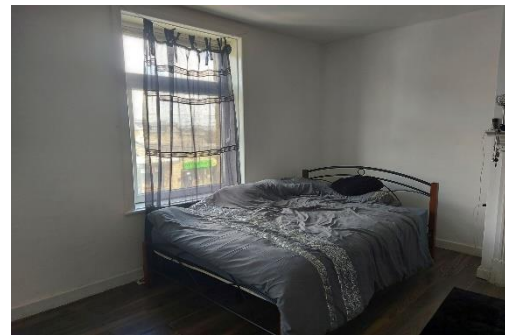
The property is currently rented out on Assured Shorthold tenancy to private tenants at the rental of £470 Per Calendar month for the first and second floor

Second Private tenant renting out the ground floor at the rent of £250 Per Calendar month

Bills are shared by both tenants

EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/2520-1905-5202-6419-1200>



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Property sale price

The entire property is offered for sale for asking price of offer in the region of £89,995 to the agent only.

Directions

Please follow your satnav for better directions

Tenure; Free Hold

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.

Are you thinking of selling or even letting your property

Viewing arrangements

Strictly by prior telephone appointments with sole agents, 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.

All measurements are approximate and for illustrative purpose only. Photograph images are produced for general information, also it must not be inferred that any items shown in the picture are not included with the sale or letting of the property. Property sale or letting is offered upon these bases. Prospective clients are advised to inspect the property and commission with discretion and can obtain an expert report if one required. No person in the employment of your choice has any authority to make or give any representation or warranty whatsoever in relation to this property and no prospective purchaser should rely on any statements as being a representation or warranty.



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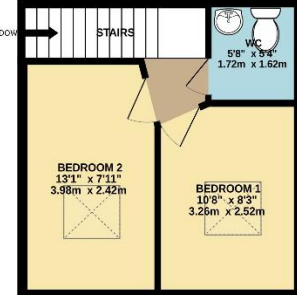
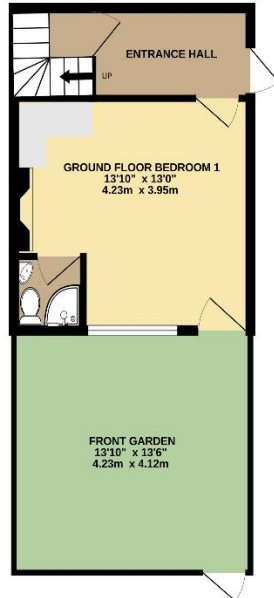
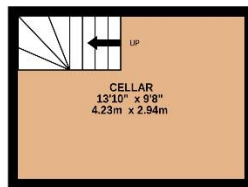


BASEMENT
134 sq. ft. (12.4 sq.m.) approx.

GROUND FLOOR
246 sq. ft. (22.8 sq.m.) approx.

1ST FLOOR
287 sq. ft. (26.7 sq.m.) approx.

2ND FLOOR
265 sq. ft. (24.6 sq.m.) approx.



TOTAL FLOOR AREA : 932 sq.ft. (86.6 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

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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