



Thorn Street, Bradford, BD8

Your Choice Estate Agents are pleased to be offering this large three bedroom family home to the market at a very competitive sales price, the property is offered with no upward chain and the vendors are looking for a quick sale. They have done extensive works in the property to bring it to a very high standard and we recommend internal viewing to appreciate the extent of the works and room sizes.

Asking Price
£122,000

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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EPC; D

<https://find-energy-certificate.service.gov.uk/energy-certificate/8390-1402-0222-2372-3273>

****Pictures are for illustration purposes only as the property is tenanted and some of the furniture may not be included****

Council Tax Band- A

Ground Floor

Entrance with many original feature offering a central heating radiator and access to all principle ground floor rooms. Entry through a PVCu door with above glazed panel.

Lounge/Reception Room 1

Placed to the front with laminate flooring, flat walls, central heating radiator and a PVCu double glazed window with front elevation outlook. Good sized room with access to the kitchen, offering laminate flooring, flat walls, central heating radiator and a PVCu double glazed window. The access to the basement is gained via this room.

Dinning Sitting Kitchen

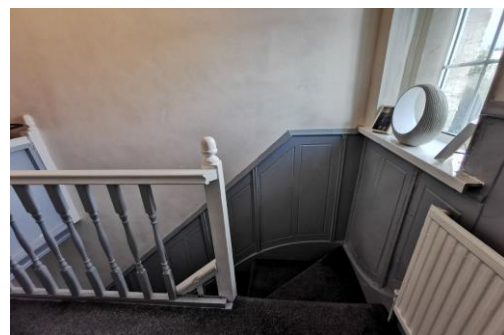
Compact working kitchen that has been newly installed with a range of wall and matching base units with complimentary roll edge work tops and inset stainless steel sink and mixer tap, there is plumbing for an auto washer and a place for a free standing gas or electric cooker with overhead stainless steel chimney extractor. There is a PVCu double glazed window and laminate flooring.

Basement

First Floor

Landing

Generous landing area with spindle balustrade, central heating radiator,



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and access to the upper floor along with principle rooms to this floor.

Master Bedroom

Double bedroom with newly laid carpet, central heating radiator and a PVCu double glazed window.

Bedroom Two

Double bedroom with newly laid carpet, central heating radiator and a PVCu double glazed window.

Bedroom Three

Double bedroom with newly laid carpet, central heating radiator and a PVCu double glazed window.

House Bathroom

Newly installed three piece suite comprising of a low flush W.C., pedestal wash hand basin and paneled bath with overhead shower, further complimented with chrome accessories and partial tiled walls. The room also offers a central heating radiator and a PVCu obscure double glazed window.

Exterior

Rear Garden

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

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

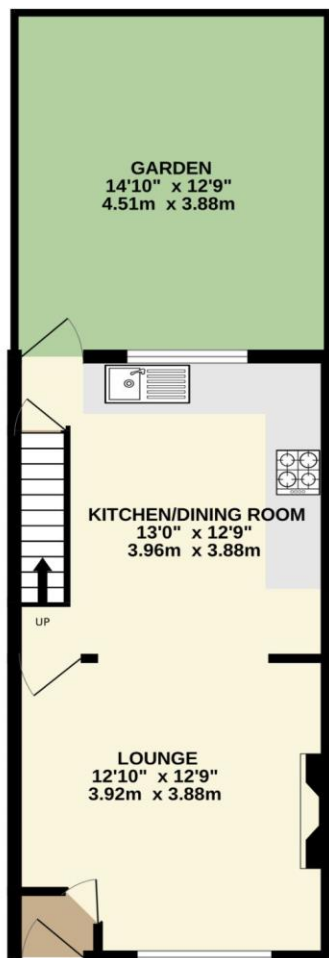


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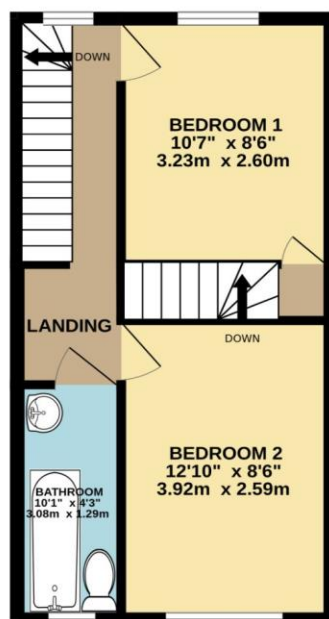
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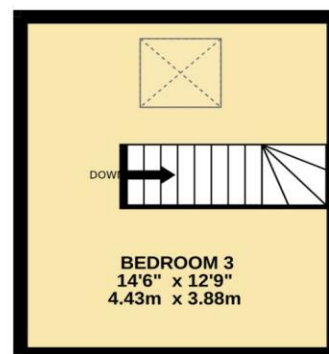
GROUND FLOOR
325 sq.ft. (30.2 sq.m.) approx.



1ST FLOOR
329 sq.ft. (30.6 sq.m.) approx.



2ND FLOOR
185 sq.ft. (17.2 sq.m.) approx.



TOTAL FLOOR AREA : 840 sq.ft. (78.0 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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