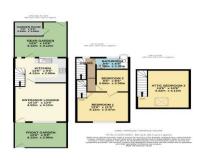


Sale







Local Authority		Council Tax	
Bradford Mdc		Band: Annual Price:	A £1,238.31 (min) 9
Conservation Area		Flood Risk	
No		Very Low	
Floor Area		Plot Size	
1,173.27 ft ² / 109 m ²		0.02 Acres	
Mobile Coverage		Broadband	
EE	0	Basic	16 Mbps
Vodafone		Superfast	43 Mbps
Three	•	Ultrafast	1000 Mbps
O2	0		

Gladstone Street Bradford BD3-Via Modern Method Auction

Your Choice Estate Agents are please to Offer to the market with vacant possession is this large 3 bedroom mid terraced property benefiting from gas central heating and double glazing. The living accommodation briefly comprises; Entrance living room, Separate original Kitchen Two first floor bedrooms , bathroom and one large attic bedroom. To the outside of the property there is a garden . Average size garden to the rear elevation.***For Sale by Modern Auction – T & C's apply***

Guide Price

£115,000

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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BATHROOM Having a three piece suite comprising of a panel enclosed bath, wash basin and low flush w.c, central heating radiator and part tiled walls.	
Stairs/Landing Solid stair case leading to the top floor.	
Bedroom 3 The Velux window and Radiator To the front of the property there is a garden. To the rear the garden is designated concreted area with free standing shed facility access from rear service road.	
TENURE: FREEHOLD COUNCIL TAX BAND A	
EPC RATING D https://find-energy-certificate.service.gov.uk/energy- certificate/9258-1906-7292-4396-0900	
Please visit the link below to make Offer or BID	
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.	

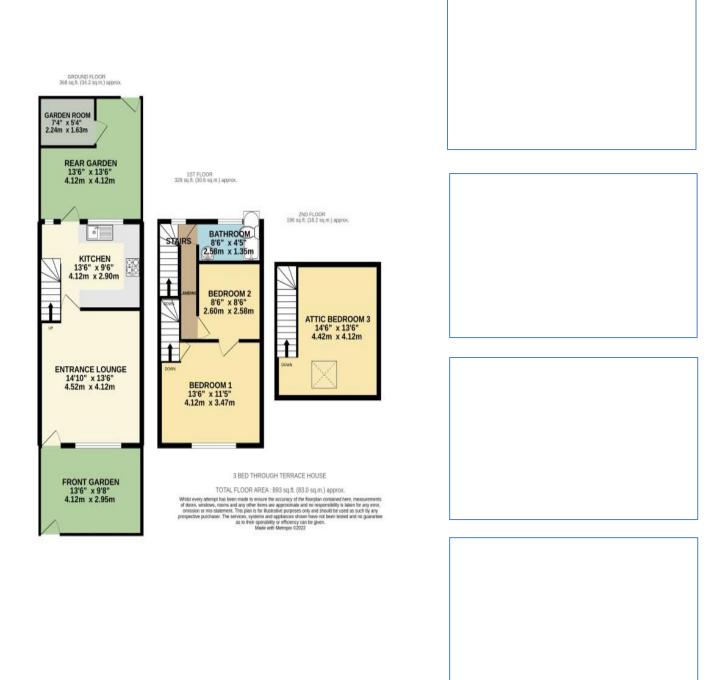












DISCLAIMER

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.



