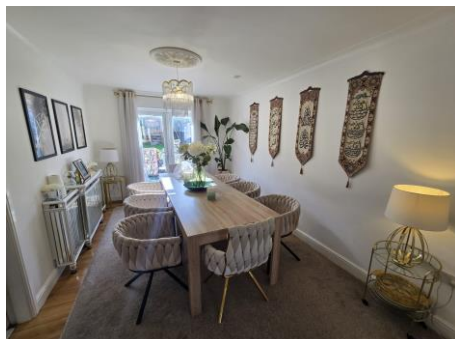




Highlands Grove, Bradford, BD7

Six Bedroom Semi-Detached Home | Two Reception Rooms | En-Suite | Garage & Driveway | NO CHAIN

Your Choice Estate Agents are pleased to offer this spacious six-bedroom semi-detached family home to rent, situated in a quiet cul-de-sac in the popular Horton Bank, BD7 area, close to Horton Bank Country Park and a range of local amenities. This impressive property offers generous accommodation throughout. The ground floor comprises a spacious entrance hall, two reception rooms, a fitted kitchen, utility room and downstairs WC. The upper floors provide six well-proportioned bedrooms, including a master bedroom with

Asking Price
£450,000

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 are pleased in offering this executive six bedroom semi-detached house to Rent, placed in a quiet cul-de-sac location in Horton Bank BD7, within a short distance to Horton bank country park along with a good range of other services nearby. The property is spacious with two ground floor reception rooms. The property is surrounded by extensive spacious private gardens. There is the additional advantage of a garage and driveway for more vehicles. The large entrance hall leading to the reception room which within itself is quite spacious and leads into the lounge, Dining room, kitchen and not forgetting the W.C. located on the ground floor. To the first floor where there are four bedrooms with two of the bedrooms having an en-suite and there is also a family bathroom on this floor. Leading to the second floor there are another two good size bedrooms with a family bathroom.

The property is currently tenanted by a professional tenant, producing a rental income of £21,600 per annum (£1,800 pcm). The existing tenant may be willing to continue the tenancy, subject to agreement, making this an attractive opportunity for investors seeking a property with an existing rental income.

Lounge

Hardwood flooring, beautiful marble fire place, bay windows overlooking the front elevation and Central heating radiator

DINING ROOM

Hardwood flooring double glazed window overlooking the rear elevation. Central heating radiator.

KITCHEN

Double glazed window overlooking the rear elevation. Fitted with a range of wall and base units in Grey. Complimentary tiling. Inset sink unit with mixer tap. Integral gas oven and hob with extractor fan. Plumbing for a dishwasher. Central heating radiator. The utility area has a work surface with sink unit. Plumbing for automatic washing machine.

UTILITY ROOM

Good size with sink and worktops, plumbing for auto washer and hardwood glazed door giving access into the rear garden.

Ground floor W.C.

W.C. and basin, floor tiles, Central heating radiator

Garage

Integrated garage with a house boiler with up/over entry door.

FIRST FLOOR

LANDING

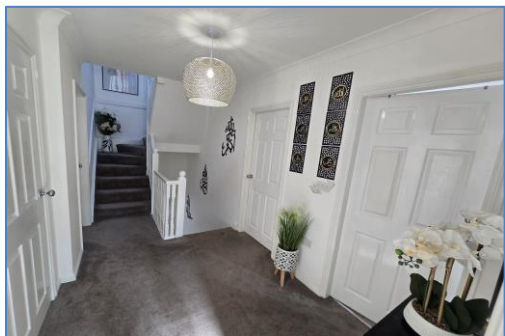
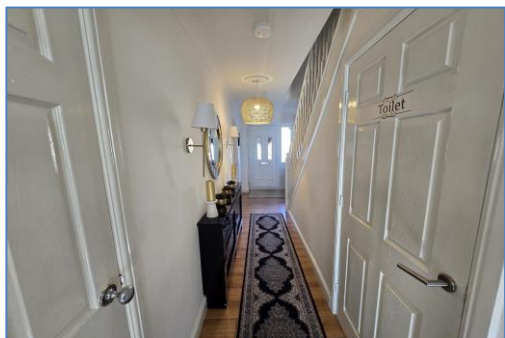
Giving principle access to all upper floor rooms.

MASTER BEDROOM

White spacious wardrobes, hardwood flooring, double glazed windows, Central heating radiator and three piece en-suite

EN-SUITE

Three piece en-suite, pedestal hand wash basin complimentary tiling, double glazed window and central heating radiator



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BEDROOM TWO

Hardwood flooring, double glazed window, White spacious wardrobes, Central heating radiator and three piece en-suite and overlooking the rear elevation

EN-SUITE

Three piece en-suite, pedestal hand wash basin complimentary tiling, double glazed window and central heating radiator

BEDROOM THREE

Hardwood flooring, double glazed window. White Wardrobes. Central heating radiator and the rear elevation

BEDROOM FOUR

Hardwood flooring, double glazed window. Central heating radiator. White spacious wardrobe with a double bed base and overlooking the front elevation

Bathroom

Hardwood flooring, double glazed window, Having a three piece suite, pedestal hand wash basin and W.C., inset spot lights to ceiling. Complimentary tiling. Central heating radiator.

SECOND FLOOR

BEDROOM FIVE

Hardwood flooring, 2 Velux windows and Central heating radiator. Office table and bookshelf

BEDROOM SIX

Hardwood flooring, 2 Velux windows and Central heating radiator.

Bathroom

Hardwood flooring, Velux windows , Central heating radiator, Four piece suite with a shower, pedestal hand wash basin and spot lights in the ceiling.

EXTERIOR FRONT

To the front of the property there is a lawn with plant boundary, driveway which leads to a garage.

To the rear of the property is an enclosed private garden which has additional storage space. There is a patio area and extensive lawned area surrounded by trees and shrubs.

VIEWING

Viewings are strictly by appointment only with **SOLE AGENTS** Your Choice Estate Agents

TENURE

The property is believed to be **FREEHOLD**

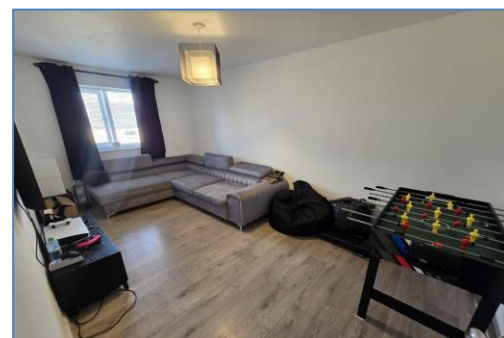
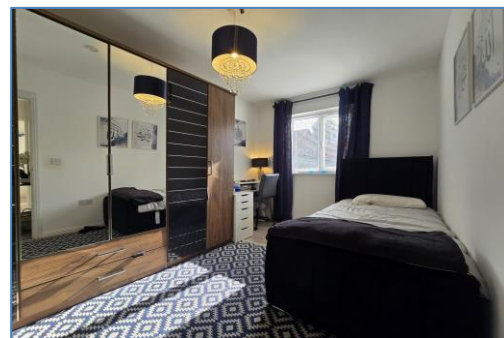
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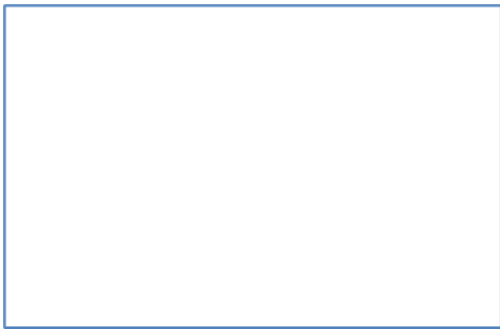
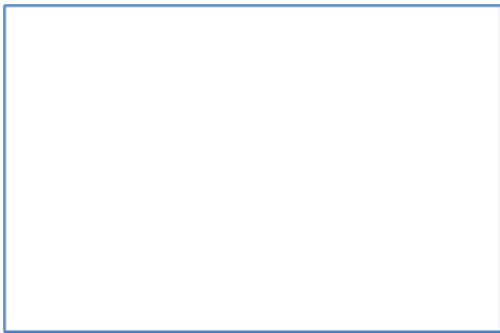
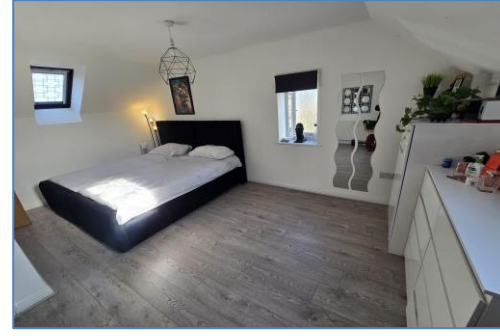
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DISCLAIMER

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