



Welbeck Drive, Bradford, BD7

Your Choice Estate Agents are pleased to offer this THREE BEDROOM semi-detached house located in the popular area of Bradford 7. The property offers great potential and is in need of a full refurbishment programme, making it an ideal purchase for investors, developers, or those looking to create a family home to their own taste. Accommodation briefly comprises a spacious entrance hall, a large reception room, and a fitted kitchen with access to the side garden. To the first floor, there are three good-sized bedrooms and a family bathroom. The property benefits from UPVC double glazing and gas central heating (not tested), with ample garden space to the front and a driveway providing off-street parking for up to three cars. Offered with no onward chain, early viewing is highly recommended to appreciate the potential this property holds.

Asking Price
£145,000

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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Property Comprises of:

GROUND FLOOR

Entrance Hall 10'8" x 3'6"

An entrance hall with staircase leading to the first floor with central heating radiator.

Reception one 19'1" x 11'1"

A good size room with double glazed window, central heating radiator, fully carpeted with fireplace surround.

Kitchen 9'5" x 7'9"

A fully fitted kitchen benefits from a stainless steel sink unit, fitted base cupboard and drawer units, Wall cupboard and door leading out to side yard.

FIRST FLOOR

Landing

With double glazed window.

Master Bedroom 11'7" x 8'10"

Front facing this bedroom benefits from a central heating radiator and a double glazed window. Tastefully decorated.

Bedroom two 10'11" x 10'3"

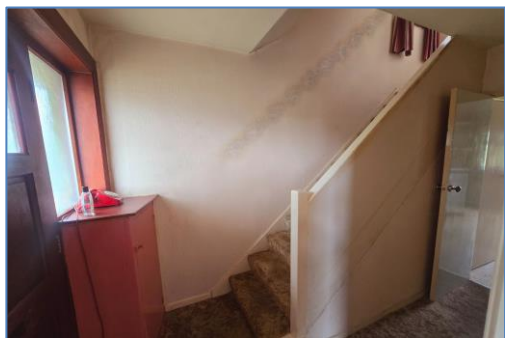
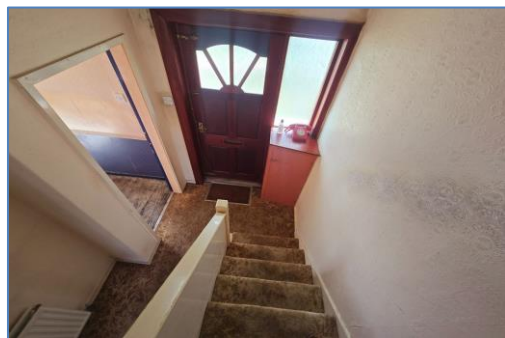
The bedroom benefits from a central heating radiator and a double glazed window.

Bedroom three 7'1" x 6'10"

Rear facing bedroom benefits from a central heating radiator and a double glazed window.

Bathroom 7" x 6'9"

The bathroom benefits from a three-piece suit in black and white, fully tiled with shower.



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EXTERIOR

Gardens

An Ample garden to front, side and rear with parking facility up to three cars. The property has a beautifully laid an apple tree in garden along with other tree and shrubs.

EPC Rating, TBC

VIEWING

Viewings are strictly by appointment only with **SOLE AGENTS** Your Choice Estate Agents Call us today
On 01274 493333 or via email on info@ycea.co.uk.

DIRECTIONS

Your Choice estate agents are based at 86 Toller Lane Bradford BD8 9DA

TENURE

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.

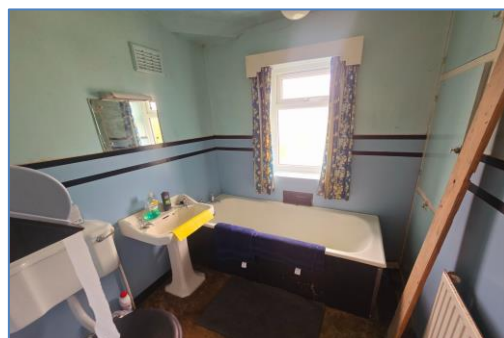
Are you thinking of selling or even letting your property!

Call us today on 01274 493333

NO SALE OR LET - NO CHARGE

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



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