



Hollings Street, Bradford, BD8

*****Ideal Investment Opportunity*****

Your Choice Estate Agents are pleased to offer this well presented three bedroom large end terrace back to back in Bradford with easy access local shops and local amenities such as , Bradford city centre is approx. half a mile away. Bradford Royal Infirmary Hospital and many other services nearby. The property includes a good sized entrance in to a fully fitted kitchen, separate reception room. To the first and second floor there are three bedrooms and a family bathroom. The property has UPVC double glazing and gas central heating, The Property is currently rented at rental value of £550 PCM on AST. Viewing is highly recommended, Ideal Investment

Asking Price
£95,000

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 for Sale

Property Comprises of:

Entrance Kitchen

Entrance door via PVC door With double glazed large window, central heating radiator, fully laminated with fireplace hanged on wall. A fully fitted kitchen in oak with integrated cooker and extractor hood.

Reception one

With double glazed large window, central heating radiator, Fully carpeted with fireplace hanged on wall. Stair leading to the first floor.

Basement

Basement as storage and a small window leading to front garden

First floor Landing

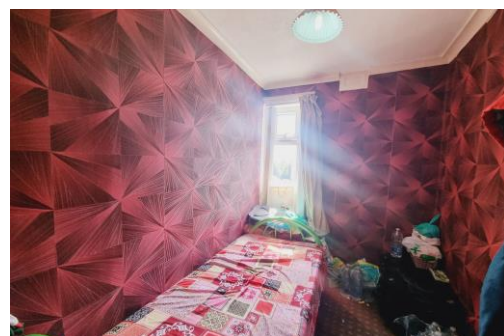
Carpeted stair case with wooden handrail leading to first area.

Master Bedroom

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

Bedroom two

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



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Bathroom

The bathroom benefits from a three-piece suit in white, fully tiled.

Second floor

Stair case leading to the second floor.

Bedroom three

Front facing bedroom benefits from a central heating radiator with Velux window.

Gardens

A good size garden to front garden to the front.

Fully LET

Let on Assured Hold Tenancy as single let however if vacant possession is required, the vendor will get this arranged.

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EPC rating; E

<https://find-energy-certificate.service.gov.uk/energy-certificate/8074-6326-7610-8616-1996>

Council Tax Band A

<https://www.bradford.gov.uk/council-tax/general-council-tax-information/council-tax-bands-and-amounts/>

Property sale price

The entire property is offered for sale for asking price of offer in the region of £95,000 to the agent only.

Viewing

Viewings are strictly by appointment only with sole agents Your Choice Estate Agents Call us today On or via email on . Your Choice Estate Agents are based at 86 Toller Lane Bradford BD8 9DA

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 prop

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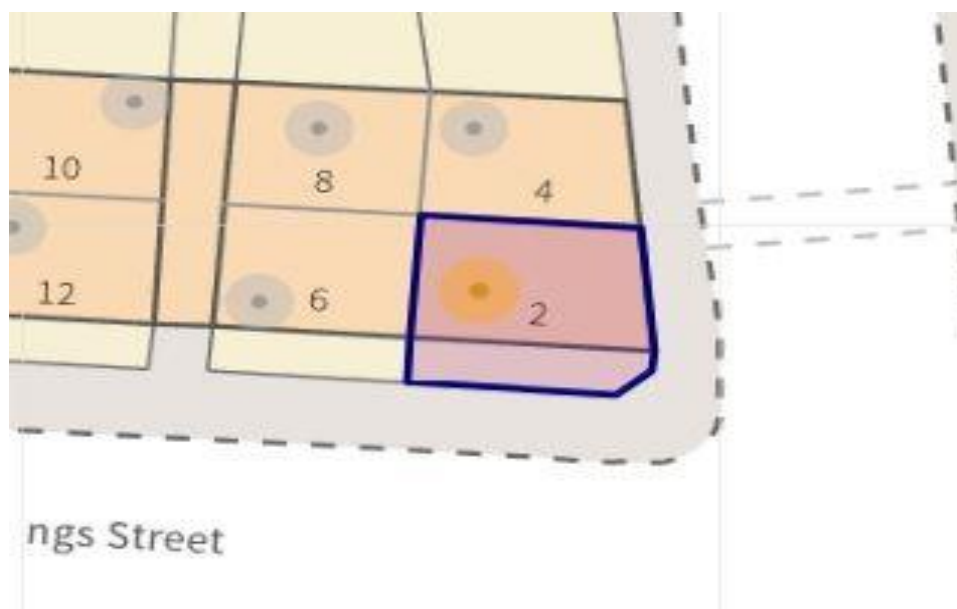


BASEMENT
165 sq.ft. (15.3 sq.m.) approx.

GROUND FLOOR
328 sq.ft. (30.5 sq.m.) approx.

1ST FLOOR
320 sq.ft. (29.7 sq.m.) approx.

2ND FLOOR
322 sq.ft. (29.9 sq.m.) approx.



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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