



Bradford Road, Bradford, BD10

IDEAL FOR INVESTORS AS HMO

Your Choice Estate Agents are thrilled to offer this characterful double-fronted property in the heart of Idle, available with vacant possession. Benefiting from gas central heating and UPVC double glazing, this home blends modern comfort with traditional charm. The accommodation includes an entrance hall, cloakroom, spacious lounge, sitting room, modern fitted kitchen, and a useful cellar. Upstairs, you'll find three generously sized bedrooms and a contemporary shower room. Externally, the property boasts a mature front garden and a private rear yard. Conveniently located close to amenities, schools, and transport links, this property offers excellent potential for conversion into an HMO. Viewing is highly recommended to appreciate the quality on offer.

Asking Price
£225,000

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



*****IDEAL FOR INVESTORS AS HMO OR FOR GROWING YOUNG FAMILY*****

Your Choice Estate Agents are delighted to present this charming, characterful double-fronted family home in the heart of Idle, available with vacant possession. The property benefits from gas central heating, UPVC double glazing, and offers a perfect blend of modern and traditional features, making it ideal for family living. The accommodation briefly comprises an entrance hall, cloakroom, spacious lounge, sitting room, modern fitted kitchen, useful cellar space, three well-proportioned bedrooms, and a contemporary shower room. Externally, the property boasts a mature front garden and a private rear yard. Viewing Highly Recommended to appreciate the standard



Entrance Hall: Welcoming entrance with ample space, providing access to the main living areas.

Cloakroom: Fitted with a low-flush WC and a hand wash basin.

Lounge 14'6" x 12'8" This bright and spacious living area features a solid fuel burner set into the chimney breast, creating a cozy focal point. The room benefits from two central heating radiators and UPVC French doors that open onto the front garden, allowing plenty of natural light to flood the space.



Ground Floor Bedroom No4 12'9" x 12'2" Another generously sized reception room with a gas central heating radiator, offering flexibility for use as a second lounge or formal dining area.



Dining Kitchen 15'3" x 8'6" A beautifully updated, modern kitchen fitted with an array of wall and base units complemented by durable work surfaces. Features include a stainless-steel sink and drainer, an integrated stainless-steel oven and hob with a splashback and extractor fan, and stylish exposed stone flooring. The kitchen offers access to the rear yard, making it convenient for outdoor activities.

Cellar: A versatile space, ideal for additional storage.

First Floor Landing:

Provides access to the bedrooms and shower room, with a central heating radiator.



Bedroom One 12'7" x 14'5" A spacious double bedroom with ample space for wardrobes and furniture, complete with a central heating radiator.

Bedroom Two 10'10" x 12'6" Another double bedroom, well-lit and comfortable, featuring a central heating radiator.

Bedroom Three 8'2" x 8'9" A cozy yet functional third bedroom, perfect as a child's room, guest bedroom, or home office, with a central heating radiator.

Shower Room: A modern and stylish three-piece suite comprising a low-flush WC, hand wash basin, and a shower cubicle. Tiled walls and a heated towel rail add a touch of luxury.



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External Features:

Front Garden: A beautifully maintained space with mature shrubs and pathways, offering a peaceful setting and excellent kerb appeal.

Rear Yard: A low-maintenance and private area, perfect for outdoor seating or storage.

Located within a highly sought-after area, the property offers convenient access to local amenities, schools, and transport links. This home is a must-see for families seeking a blend of character and modern comforts.

Council Tax Band: B

For directions, use postcode BD10 9JY. Contact us today to arrange a viewing!

Utilities & Services

Gas, Electric, Water and Drainage. switched off at the moment for safety reason. According to their websites Sky and BT are available in this area. According to their websites there's good mobile coverage for O2.

EPC C

<https://find-energy-certificate.service.gov.uk/energy-certificate/2319-3022-9208-8744-1204>

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

Are you thinking of selling or even letting your property!

Call us today on 01274 493333 for a FREE VALUATION without obligation
Your Choice Estate Agents are based at 86 Toller Lane Bradford BD8 9DA

Our office hours are as follows:

Monday to Thursday: 9:00 am – 5:30 pm

Friday: 9:00 am – 1:00 pm, and 3:00 pm – 5:00 pm

Saturday: 10:00 am – 4:00 pm

Thinking of Selling or Letting Your Property?

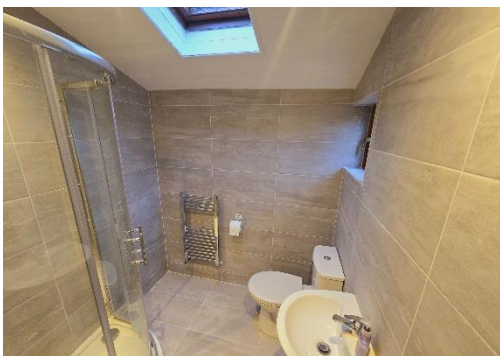
Call us today for a FREE VALUATION with no obligation.

No Sale or Let – No Charge.

Offer Procedure

Please contact us before making any financial arrangements or contacting solicitors. In compliance with the Estate Agents (Undesirable Practices) Order 1991, we are required to verify the financial standing of prospective buyers before recommending an offer to the vendor. If you are making a cash offer, written confirmation of funds will be required.

This is a unique opportunity to own a spacious, well-presented home in a prime location. Viewing is highly recommended to appreciate all this fantastic property has to offer!



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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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