YOURCHOICE
The Property People

For Sale









Aireville Crescent, Bradford, BD9

Your Choice Estate Agents have inspected and assessed the above-mentioned property, a stone-built three-bedroom semi-detached dwelling located in the highly desirable and well-established residential area of Heaton, Bradford (BD9). This property represents a fine example of a traditional 1930s-style semi-detached home that has been modernised and maintained to a high standard, offering comfortable and well-planned family accommodation over two floors. The area is known for its attractive tree-lined streets, strong community environment, and proximity to reputable schools and local amenities, making it one of Bradford's most sought-after residential locations.

Asking Price
£279,995

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

DPS The Deposit Protection Service
The Property Ombudsman
APPROVED CODE TRADINGSTANDARDS.UK
naea propertymark PROTECTED

Your Choice Estate Agents have inspected and assessed the above-mentioned property, a stone-built three-bedroom semi-detached dwelling located in the highly desirable and well-established residential area of Heaton, Bradford (BD9).
This property represents a fine example of a traditional 1930s-style semi-detached home that has been modernised and maintained to a high standard, offering comfortable and well-planned family accommodation over two floors. The area is known for its attractive tree-lined streets, strong community environment, and proximity to reputable schools and local amenities, making it one of Bradford's most sought-after residential locations.



2. Construction and General Condition

The property is of traditional Yorkshire stone construction under a pitched tiled roof, with UPVC double-glazed windows, gas central heating, and modern internal fittings throughout.
It stands on an elevated position with a private driveway, front garden, and a good-sized enclosed rear garden.



The property is in very good condition, both internally and externally, and meets the standards of modern family living.



3. Internal Accommodation
The accommodation is arranged over two floors, providing generous living space with the following layout and approximate measurements:

Ground Floor
Entrance Hall:
A large and welcoming entrance hallway providing access to all ground-floor rooms and featuring a staircase leading to the first floor. The hall benefits from tiled flooring, radiator heating, and modern décor.



Reception Room One (Lounge):
Approx. 12'0" x 14'0"
A bright and spacious principal lounge with a large bay window to the front, feature fireplace, and contemporary finish offering a comfortable family sitting area.

Reception Room Two (Second Lounge/Dining Room):
Approx. 12'2" x 12'0"
A well-proportioned second reception room ideal for dining or additional living use. French doors open onto the rear garden, allowing excellent natural light and indoor-outdoor flow.



Separate Dining Kitchen:
Approx. 15'6" x 10'3"
A fully fitted modern kitchen with an excellent range of wall and base units, laminate worktops, stainless steel sink, integrated oven, hob, and extractor hood. The kitchen has ample dining space and access to the rear garden, creating a practical and social family environment.

First Floor
Landing:
A spacious landing providing access to all bedrooms and bathroom, benefiting from a side window for additional light.



Bedroom One:
Approx. 12’0” x 11’8”
A large double bedroom overlooking the front garden with built-in wardrobes and radiator heating.

Bedroom Two:
Approx. 12’2” x 11’0”
Another good-sized double bedroom to the rear, also featuring modern decoration and double-glazed window.



Bedroom Three:
Approx. 10’6” x 9’8”
A generous third double bedroom, ideal for a child, guest, or study room.

Family Bathroom:
Approx. 7’0” x 6’0”
A modern three-piece suite comprising a panelled bath with overhead shower, low-flush WC, and wash basin. The room is fully tiled and finished to a contemporary standard.

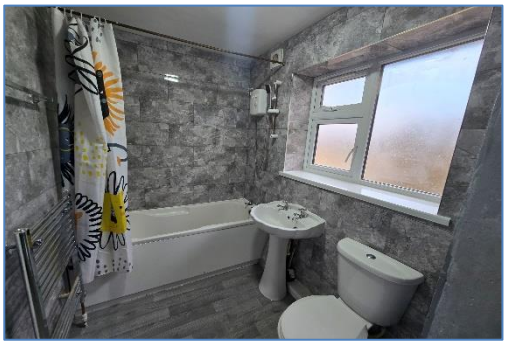


4. External Features
Front Garden:
Landscaped with a lawn and mature shrub borders, enhancing kerb appeal.

Private Driveway:
Providing off-street parking for multiple vehicles.
Rear Garden:
A generous enclosed rear garden with lawn, patio, and fencing, ideal for family use and outdoor entertainment.



5. Local Area and Amenities
The property is ideally situated in Heaton, BD9, one of Bradford’s most prestigious residential districts. The area offers a blend of historic architecture, family homes, and excellent community facilities.
Education: Within close proximity to Bradford Grammar School, St Bede’s & St Joseph’s Catholic College, and Heaton Primary School.
Recreation: Walking distance to Lister Park and Cartwright Hall Art Gallery, providing scenic green spaces, botanical gardens, and sports facilities.
Transport: Excellent access to Bradford City Centre, Shipley, and Bingley via Toller Lane and Keighley Road. Frizinghall Train Station is nearby, providing commuter links to Leeds and beyond.
Amenities: Local shops, supermarkets, places of worship, GP surgeries, and public transport routes are all within easy reach.











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.