



Rossefield Road, Bradford, BD9

Your Choice Estate Agents are delighted to offer for sale this substantial four-bedroom semi-detached family residence occupying a generous plot within the highly sought-after Heaton area of Bradford (BD9). Positioned on the well-regarded Rossefield Road, this spacious home offers versatile accommodation over three floors and provides an excellent opportunity for growing families seeking space, convenience, and future potential in one of Bradford's most established residential locations.

Asking Price
£300,000

Your Choice Estate Agents

86 Toller Lane, Toller, Bradford, West Yorkshire, BD8 9DA
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Website: www.yourchoiceonline.co.uk



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The property briefly comprises a welcoming entrance hall with staircase access to the upper floors, leading into two spacious reception rooms offering flexible family living and dining space. The main lounge benefits from excellent natural light, while the second reception room provides ideal use as a formal dining room, family room, or home office. The fitted kitchen overlooks the rear garden and offers practical day-to-day family functionality with direct access outside.

To the first floor are two generous bedrooms together with a family bathroom suite. The second floor has been thoughtfully converted to provide two additional attic-style bedrooms complete with Velux skylight windows, creating excellent additional accommodation suitable for teenagers, guests, home working, or extended family living.

Externally, the property enjoys a front garden together with off-road parking for two vehicles. One of the standout features of the home is the exceptionally large rear garden, offering excellent outdoor family space together with future extension potential subject to the necessary planning permissions.

Approximate Room Sizes

Lounge One: 16'09" x 10'06"

Lounge Two: 13'02" x 11'07"

Kitchen: 9'09" x 6'02"

Bedroom One: 14'11" x 10'05"

Bedroom Two: 12'02" x 10'00"

Family Bathroom: 10'08" x 4'07"

Bedroom Three: 8'06" x 13'07"

Bedroom Four: 10'10" x 13'06"

Key Features

Spacious semi-detached family home

Accommodation over three floors

Four bedrooms

Two reception rooms

Large rear garden

Driveway parking for two cars

Velux skylight windows to second floor

Excellent family home with flexible layout

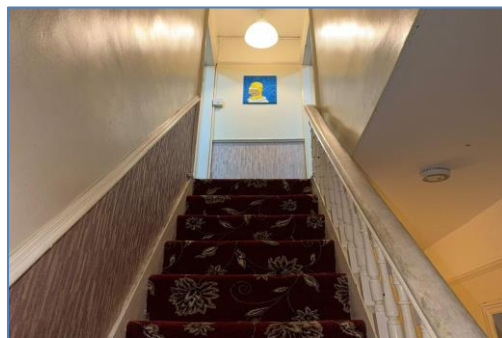
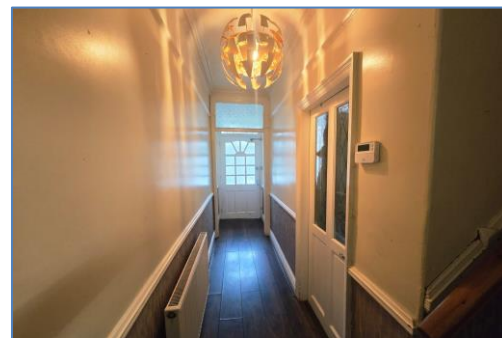
Scope to extend further (subject to planning)

Highly desirable Heaton location

Close to Bradford Royal Infirmary (BRI)

Ideal for families and professional commuters

Location & Area Overview – Heaton, Bradford BD9



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The property is situated within the ever-popular Heaton district, one of Bradford's most established and consistently high-demand residential areas. Heaton remains particularly attractive to families and working professionals due to its excellent access to amenities, schools, green spaces, and transport links.

Nearby amenities include:

Bradford Royal Infirmary (BRI)

Heaton Village shopping parade

Lister Park & Cartwright Hall

Manningham Lane and Toller Lane transport corridors

Local cafés, supermarkets and independent retailers

Well-regarded primary and secondary schools including Heaton St Barnabas and Iqra Academy

The area also offers convenient access into Bradford City Centre, Shipley, Saltaire, and wider West Yorkshire commuter routes.

Local Market Insight

Properties within the BD9 and Heaton area continue to experience strong residential demand due to:

Excellent family housing stock

Strong long-term owner occupier market

High rental demand from NHS staff and professionals

Access to schools and parks

Good commuter positioning

Large family homes with generous gardens and multi-floor accommodation remain particularly sought after within the local market.

EPC Rating;

<https://find-energy-certificate.service.gov.uk/energy-certificate/8706-6629-4609-6335-4902>

Council Tax Band

C = £2,073.83

Need More Information?

For further information or to speak to Khalid Mahmood, please call 01274 493333. or email us on info@ycea.co.uk

VIEWING ARRANGEMENTS

Strictly by prior telephone appointments with Your Choice estate agents.

Opening hours Monday to Thursday 09.00am -05.30pm

Friday 09.00am -01.00pm and .03.00pm-05.00pm Saturday 10.00am -

04.00pm

Are you thinking of selling or even letting your property!

Call us today on 01274 493333 for a FREE VALUATION without obligation

NO SALE OR LET – NO CHARGE



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DISCLAIMER

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