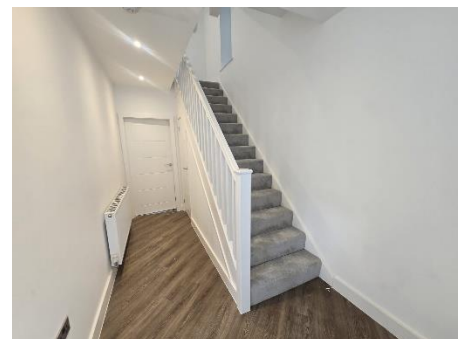




Toller heights, Bradford, BD9

Toller Lane, Bradford, BD9

Exceptional Four-Bedroom Executive New-Build Detached Homes

Your Choice Estate Agents are delighted to offer to the market an exciting opportunity to acquire one of a limited collection of just four impressive four-bedroom detached family homes, positioned within an exclusive residential development off Toller Lane, Bradford BD9. Designed with modern family life in mind, these substantial three-storey homes provide an excellent combination of generous accommodation, contemporary specification and energy-efficient living. The development is particularly appealing to growing and working families, professional households and purchasers looking for a substantial long-term family

Asking Price
£450,000

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An unusual advantage is the intimate nature of the development. With only four similar detached homes sharing the development access, there may also be particular appeal to extended or multi-generational families wishing to purchase more than one property close together, subject to availability. This could provide the benefits of independent homes while allowing relatives to live within the same small residential setting.

Please note: this is a shared-access residential development and should not be described as a legally "gated community" unless the title/planning documents confirm that status.

Accommodation

Ground Floor

Entrance Hall

A welcoming entrance provides access to the principal ground-floor accommodation and staircase to the upper floors.

Guest WC

Convenient ground-floor WC, particularly useful for families and visitors.

Living Room – approx. 18'8" × 10'5" (5.69m × 3.17m)

A generously proportioned main reception room offering excellent space for family seating, relaxation and entertaining.

Dining Kitchen – approx. 17'7" × 12'6" (5.36m × 3.81m)

The centrepiece of the ground floor is the spacious contemporary dining kitchen, providing room for everyday family dining as well as entertaining. The published specification includes integrated **Bosch** appliances.

Utility – approx. 6'9" × 6'2" (2.06m × 1.88m)

Separate utility facilities help keep laundry and household functions away from the principal kitchen area.

First Floor

The first-floor landing provides access to three well-proportioned bedrooms together with bathroom facilities.

Bedroom – approx. 12'3" × 10'5" (3.73m × 3.17m)

Comfortable double bedroom with access to an en-suite shower room.

En-Suite – approx. 6'4" × 5'0" (1.93m × 1.52m)

Bedroom – approx. 12'2" × 10'5" (3.71m × 3.17m)

Another generous bedroom suitable for family members, children or guests.

Bedroom – approx. 13'2" × 8'10" (4.01m × 2.69m)

A versatile bedroom that could equally provide an excellent home-working or study environment.

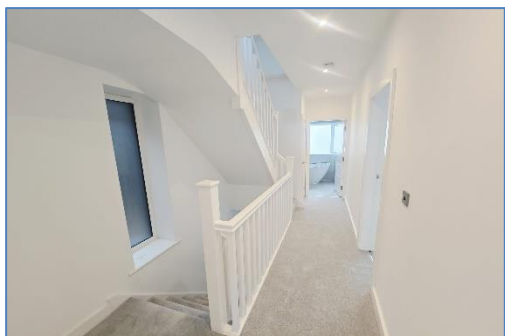
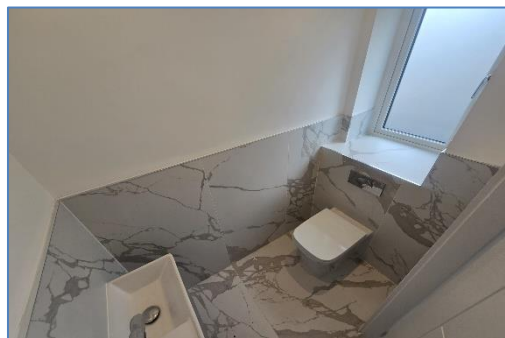
Family Bathroom

Contemporary family bathroom serving the first-floor accommodation.

Second Floor – Principal Suite

Principal Bedroom Suite – approx. 23'10" × 10'9" (7.26m × 3.28m)

Occupying the upper floor is an impressive principal bedroom suite, creating a



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substantial private area away from the remainder of the family accommodation.

En-Suite – approx. 10'8" × 6'11" (3.25m × 2.11m)

This arrangement makes the property particularly attractive to larger families who value both communal family areas and private personal space.

Outside

Each home benefits from off-road parking for two vehicles, with additional guest parking stated within the development, together with an electric vehicle charging point.

To the rear is a private enclosed landscaped garden incorporating patio and lawned areas, creating useful space for children, family gatherings, outdoor dining and summer entertaining.

Energy-Efficient New-Build Living

A particularly attractive feature is the stated EPC Rating B, helping provide a more energy-efficient modern home and potentially lower energy consumption compared with many older properties of a similar size.

The homes are also advertised with a 10-year structural build warranty, subject to the applicable warranty documentation and terms being confirmed by the seller/developer.

Location – BD9

Toller Lane occupies a highly convenient position for households needing access across Bradford, Heaton, Frizinghall, Manningham and surrounding districts.

The wider BD9 area provides access to schools, everyday shopping, healthcare facilities and public transport. Nearby amenities include major supermarkets, while bus services provide connections towards Bradford and surrounding areas. Your Choice's existing BD9 area information also identifies Beckfoot Heaton Primary, Beckfoot Upper Heaton and Chellow Heights Special School within the wider locality, with Frizinghall railway station providing an additional transport connection. Subject to availability, purchasers from the same extended family could consider acquiring two or more homes within the development.

For parents, adult children, siblings or extended families wishing to remain close while retaining their own independent homes, this could offer a relatively unusual opportunity to create a close family living arrangement within one small residential development.

This should be marketed as a potential lifestyle opportunity, rather than suggesting there are any special legal rights over the development.

Key Features

Exclusive development of only four detached homes

Four-bedroom executive family accommodation

Accommodation arranged over three floors

Four bathrooms/shower rooms plus guest WC

Impressive principal bedroom suite

Spacious living room

Large contemporary dining kitchen

Separate utility

EPC Rating B

Private enclosed rear garden

Parking for two vehicles

Additional guest parking stated

EV charging point

Freehold

New-build property

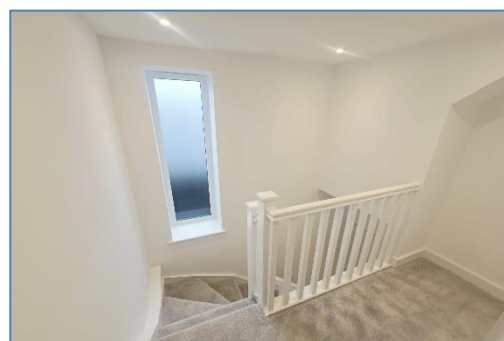
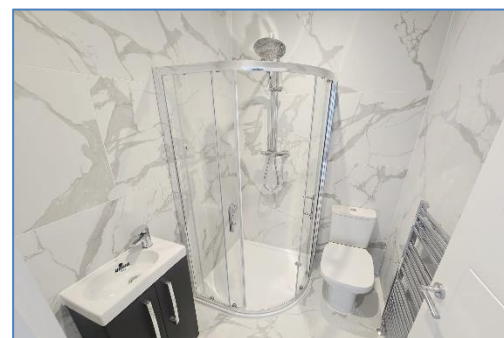
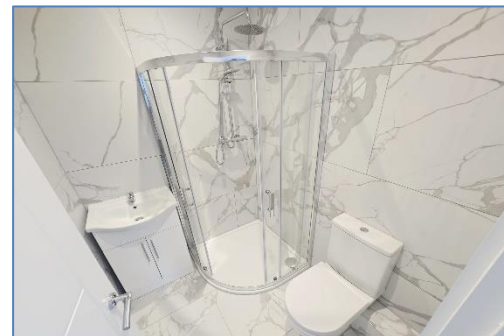
Structural warranty stated

Excellent option for growing families

Potential opportunity for related families to purchase neighboring homes, subject to availability

Convenient BD9 location

Prices currently advertised from £450,000



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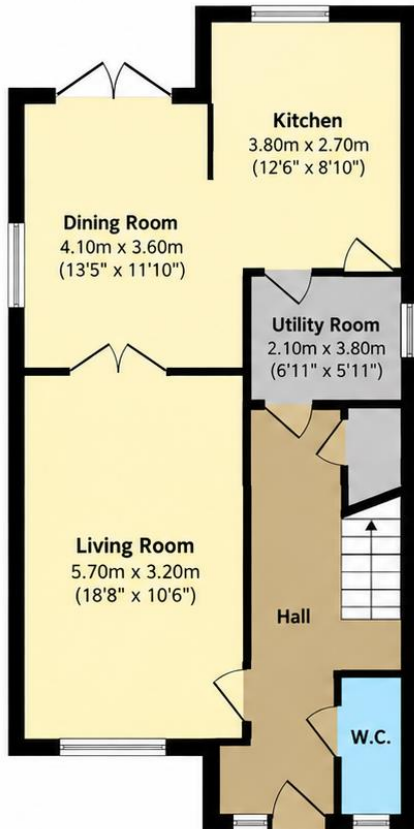
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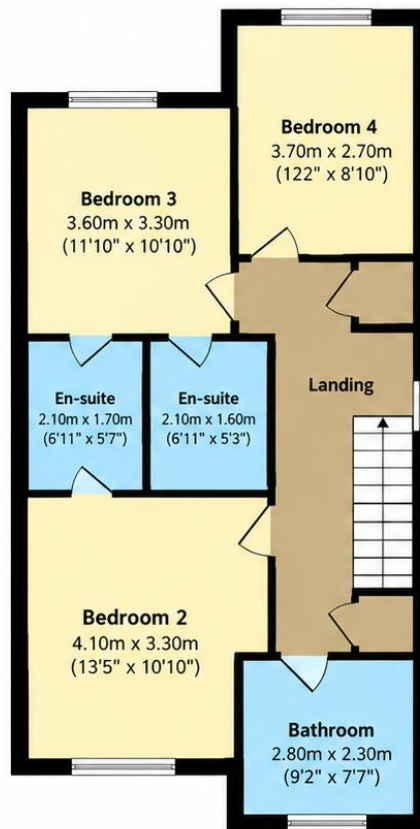


Toller Heights, Bradford BD9

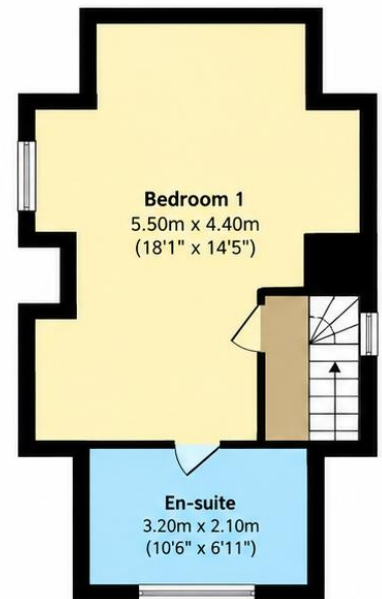
Approximate Gross Internal Area: 161.1 m² (1,734 sq ft)



Ground Floor
Approx. 64.4 m² (693 sq ft)



First Floor
Approx. 64.4 m² (693 sq ft)



Second Floor
Approx. 32.3 m² (348 sq ft)

This floor plan is for illustrative purposes only. It is not drawn to scale. All measurements are approximate and should be used as a guide only.
Plan produced for Your Choice Estate Agents.

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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