



## Toller Park, Bradford, BD9

\*\*\* 5 BED DETACHED BUNGALOW\*\*\*

Your Choice Estate Agents are pleased to offer this five bedroom detached bungalow in Bradford with easy access local amenities and Bradford city centre is approx. 1.5m away. Occupying an enviable plot with good gardens to 3 sides. Ideally situated in the scenic area of Bradford within 1/2 mile distance of good schools, considered to be the gateway to the brilliant views of country's side from the bedrooms. Well placed for a range of local facilities including Bradford Royal Infirmary, Viewing Highly Recommended.

**Asking Price**  
**£0.00**

### Your Choice Estate Agents

86 Toller Lane, Toller, Bradford, West Yorkshire, BD8 9DA  
Tel: 01274 493333 Email: [info@ycea.co.uk](mailto:info@ycea.co.uk)  
Website: [www.yourchoiceonline.co.uk](http://www.yourchoiceonline.co.uk)



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#### Ground Floor

##### Entrance Hall

Entrance door to the front elevation, a central heating radiator.

##### Living Room

Generous living space comprising a double glazed window to the side elevation, a central heating radiator, telephone and television points and having two windows to the side and bay window to the front elevations.



##### Dining Kitchen

Offering a fitted kitchen with a range of wall and base units, with contrasting work surfaces and incorporating a sink and drainer. Also having an electric oven, gas hob, cooker hood, windows to the rear and side elevations, Large American fridge freezer

##### Rear Entrance

Entrance from rear elevation of the property offering entrance to the kitchen.



##### Bedroom One

Double glazed window to the front elevation with a central heating radiator.

##### Bedroom Two

Double glazed window to the rear elevation with a central heating

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radiator.

### **Bedroom Three**

Double glazed window to the front elevation, a central heating radiator and window to the front.



### **Ground Floor Bathroom**

Having a window to the rear elevation, heated towel rail, bath, wash hand basin, extractor fan, Wc and being fully tiled.

### **Lower Ground Floor**

#### **Bedroom 6**

Being elevated in former garage. This room could be utilised as a 6th bedroom. Having a windows to the front with UPVC door leading to the front garden, two central heating radiators, Stair casing leading to the living floor in the kitchen.



### **First Floor**

Stair case leading to the first floor

### **Bedroom Four**

Being elevated over the first floor. This room is a fourth bedroom first floor.



### **Bedroom Five**

Being elevated over the first floor. This room is a fifth bedroom first floor.

### **External**

#### **Front Garden**

Having a driveway leading to the property, lawn gardens, tree and shrub borders and having a raised patio area.

#### **Rear Garden**

Having a garden to all sides with lawn, paved and pebbled areas with hedged borders.



### **EPC Rating None ...**

Viewing strictly by appointment only.

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