



Land on Haworth Road/ Highfield Crescent, Bradford, BD9

****LARGE DETACHED PROPERTY DEVELOPMENT LAND****

Your Choice Estate Agents are please to offer a substantial superb detached family home Development Land set in its own ground with a driveway access from Highfield Crescent, The plot set within good size of land to develop a residential detached property. The property is situated in a picturesque location between the stunning area of Heaton and Howarth Road known as Upper Heaton. This property is indeed would be ideal for a large family home or likely to be of interest to BUILDERS, DEVELOPERS, COMPANIES, ETC.

viewing is highly recommended

Asking Price
£150,000

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



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The Site is situated in a popular residential area position offering local amenities such as places of faith, churches, mosques, good schools, Bradford Royal Hospitals being approximately 1.4 miles to both miles to Bingley and Bradford Centres. The Property is also conveniently located on the one of the main road as Howarth Road which connects Bradford and Haworth well known for a birth place of Bronte Sisters, Howarth is a popular area of world heritage site and approximately 6-8 mile from city centre of Bradford. viewing is highly recommended



Rear Garden of 28 Howarth Road Bradford BD9 6LH

Having a garden to all sides with lawn, paved and blocked areas with hedged borders. there is a pleasant garden all fenced off providing lots of shrub beds and mature bushes and trees. Large Plot with Massive scope to carry out development to build a good size detached house subject to the planning



Please refer to the Bradford planning portal for full information. potential buyers should carry out their own due diligence.

Please note - You as the buyer must make your own enquiries to the Bradford Planning department for more details on current or previous planning on this site.

<https://www.bradford.gov.uk/planning-and-building-control/planning-applications/view-planning-applications/>

Appointment made via our office SOLE AGENTS Your Choice Estate

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DIRECTIONS

Please use google map to help to find the correctly.

TENURE

The LAND is offered as FREEHOLD

Site Plan Picture

For plot Size for the exact plot, Please ask one of of our team member to meet at the site to take the exact measurement or the buyer to get thier acrchitect to carry out the correct measurement's. The picture is for illustration purposes.

TENURE: FREEHOLD

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

For more details or to make an appointment please contact the above office at your earliest convenience

Offer procedure

Our clients instruction in relation to offer vary, please contact us prior to making an Arrangements to purchaser such as contacting a bank, building society or solicitors you should make your offer to the branch dealing with the Sale of the house. In compliance with the estate Agents

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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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