



## Branksome Crescent, Bradford, BD9

### LARGE 5-BEDROOM DETACHED PROPERTY WITH DEVELOPMENT LAND

Your Choice Estate Agents are pleased to present this substantial 5-bedroom detached family home, brimming with original character features. This period property sits within its own grounds, offering ample space and a double driveway. The home includes two reception rooms, a separate kitchen, dining room, a ground floor double bedroom with an en-suite shower room, and four bedrooms on the first floor, along with a family bathroom and separate WC. The versatile accommodation makes it suitable for a variety of uses. The property also includes a plot of land with potential for residential development, ideal for builders, developers, or companies. Situated in a picturesque area of Heaton, this property would be perfect as a large family home. Local amenities include places of worship, good schools, and Bradford Royal Infirmary, with both Bingley and Bradford city centres approximately 1.4 miles away. Viewing is highly recommended.

**Asking Price**  
**£425,000**

### 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 - Main House:

- Entrance Porch
- Reception Hall
- 2 Reception Rooms
- Large Family Room
- Separate Kitchen
- Ground Floor Double Bedroom
- En-suite Shower Room

### First Floor:

- Landing
- Master Bedroom
- 3 Additional Bedrooms
- Family Bathroom
- Separate WC

### Outside:

#### Front Garden

Featuring a driveway, lawn, and tree-lined borders, as well as a private double driveway leading to a large parking area.

#### Rear Garden

The rear garden is enclosed, with lawn, paved, and block areas, hedged borders, and mature trees and shrubs. There is also a large plot with potential for development, subject to planning permission. Potential buyers are advised to carry out their own due diligence through the Bradford Planning Portal.



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## Floor Plan:

For room sizes, please refer to the attached floor plan.

## TENURE:

Freehold

## Council Tax:

To be confirmed

## EPC Rating: B

View the energy performance certificate [here](#).

## Need More Information?

For further details or to speak to Khalid Mahmood, call 01274 493333 or email [info@ycea.co.uk](mailto:info@ycea.co.uk).

## Viewing Arrangements:

Viewings are strictly by prior appointment with Your Choice Estate Agents.

## Opening hours:

Monday to Thursday: 9:00 AM – 5:30 PM

Friday: 9:00 AM – 1:00 PM and 3:00 PM – 5:00 PM

Saturday: 10:00 AM – 4:00 PM

## Thinking of Selling or Letting Your Property?

Call us today for a FREE, no-obligation valuation on 01274 493333.

No sale or let, no charge.

## Offer Procedure:

Please contact us before making any financial arrangements or contacting solicitors. In compliance with the Estate Agents (Undesirable Practices) Order 1991, we are required to verify the financial standing of prospective buyers before recommending an offer to the vendor. If you are making a cash offer, written confirmation of funds will be required.



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## DISCLAIMER

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