



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.

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
Website: www.yourchoiceonline.co.uk



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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.

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



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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.

Floor Plan:

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

TENURE:

Freehold

Council Tax: Band E

Annual tax: £2,512

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.

Viewing Arrangements:

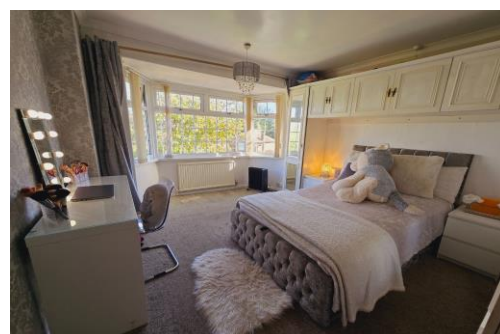
Viewings are strictly by prior appointment with Your Choice Estate Agents.

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



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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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