



## Haworth Road, Bradford, BD9

Your Choice Estate Agents are pleased to offer this beautifully presented 4-bedroom extended dormer bungalow, facing the main road in a sought-after location. Finished to a high standard, this home is ideal for a young or growing family, featuring a ground-floor bedroom and full bathroom—perfect for those with special needs. The property boasts a spacious entrance hallway, two lounges, a sitting room, and a fully fitted dining kitchen. Upstairs, three dormer bedrooms and a second family bathroom provide ample space. Surrounding the property are well-maintained gardens on all four sides, with a driveway leading to a front garden. Situated in BD9, the home benefits from excellent local amenities, including top-rated schools, supermarkets, transport links, and medical facilities. Viewing 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)  
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**The house comprises two well-built floors**, entered from the ground floor. The dwelling beautifully accommodates four spacious bedrooms, providing an ample area for living and sleeping. The bedrooms designed with calm and neutral tones create a relaxing ambience, and are located on the first floor ensuring maximum privacy. The relaxed atmosphere of these bedrooms guarantees a good night's sleep and waking up refreshed. For sanitation needs, the house comes complete with two ultra-modern bathrooms offering both functionality and elegance. The bathrooms are immaculately designed and feature quality fittings with an exquisite finish. Furthermore, they provide a rejuvenating ambience that you will easily fall in love with.

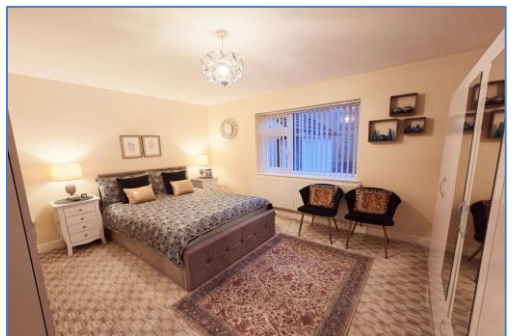
The property also includes two splendid reception rooms which provide abundant natural light, bringing a sense of warmth to the house. Perfect for entertaining, these reception rooms can also serve multiple purposes such as living spaces or informal relaxation areas. These areas exude an inviting feel that allows for optimal relaxation and hosting of guests. With its impressive design, this property offers a perfect blend of spacious living accommodation and quality fittings, ideal for families. The extraordinary combination of comfort and elegance makes it a perfect choice for those yearning for a blend of contemporary lifestyle and peaceful living in a prime neighbourhood. In conclusion, this detached house for sale on Haworth Road, Daisy Hill, Bradford is a fantastic property. With its combination of spacious layout, modern living features, and serene location, it's an absolute dream home for any discerning buyer! Interested parties are advised to act quickly to avoid disappointment, as properties of this quality and location are in high demand.

### Ground Floor:

**Entrance:** Composite door leading to hallway with radiator and under-stairs storage.

**Lounge:** Bright, spacious with radiator and French doors opening to the front.

**Family Sitting Room:** A versatile space with radiators and windows to front and rear.



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Dining Kitchen: High-quality 900mm glossy cream units, stainless steel sink, tiled splashback, cooker, and plumbing for an auto washer.

Bedroom One: Ground-floor bedroom with radiator—ideal for accessibility.

Bathroom: Three-piece suite with panelled bath, basin, WC, tiled walls/floor, and towel radiator.

### First Floor:

Bedroom One, Two & Three: All with radiators and ample natural light.

Bathroom: Three-piece suite with panelled bath, vanity sink, WC, tiled walls/floor, and towel radiator.

### Exterior:

Gardens: Well-maintained gardens to all four sides, including patio areas and flower beds.

Driveway: Spacious open driveway leading to a landscaped front garden.

### Local Amenities (BD9 6LJ):

Schools: Beckfoot Heaton Primary (0.11 miles), Beckfoot Upper Heaton (0.20 miles), Chellow Heights Special School (0.20 miles).

Transport: Multiple bus stops within 0.02 miles; Frizinghall Train Station (1.59 miles).

Shopping: Aldi, Morrisons, Lidl, Asda all within a short drive.

Healthcare: Nearby clinics & hospitals.

This high-spec property is move-in ready and offers excellent living space with accessibility features. Don't miss out—book a viewing today! ????

### Council Tax Band C

Annual Price: £1,827

### EPC; D

<https://find-energy-certificate.service.gov.uk/energy-certificate/2318-6090-7279-6621-5954>

### Viewing arrangements

Strictly by prior telephone appointments with sole selling agents, Your Choice estate agents.

Contact us today on 01274 493333 or via [info@ycea.co.uk](mailto:info@ycea.co.uk)

Normal opening hours Monday to Thursday 09.00am -05.30pm

However Please check before due to covid-19.

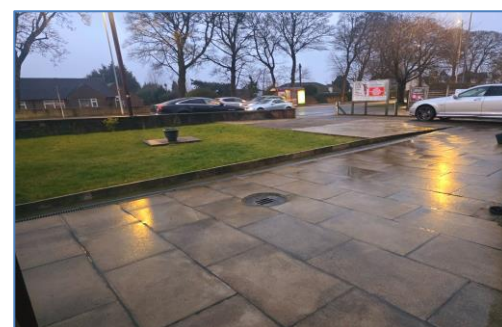
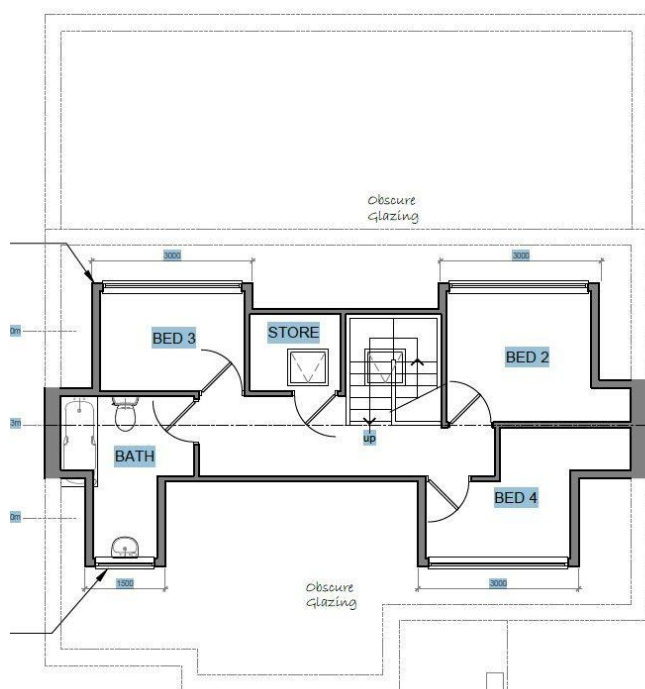
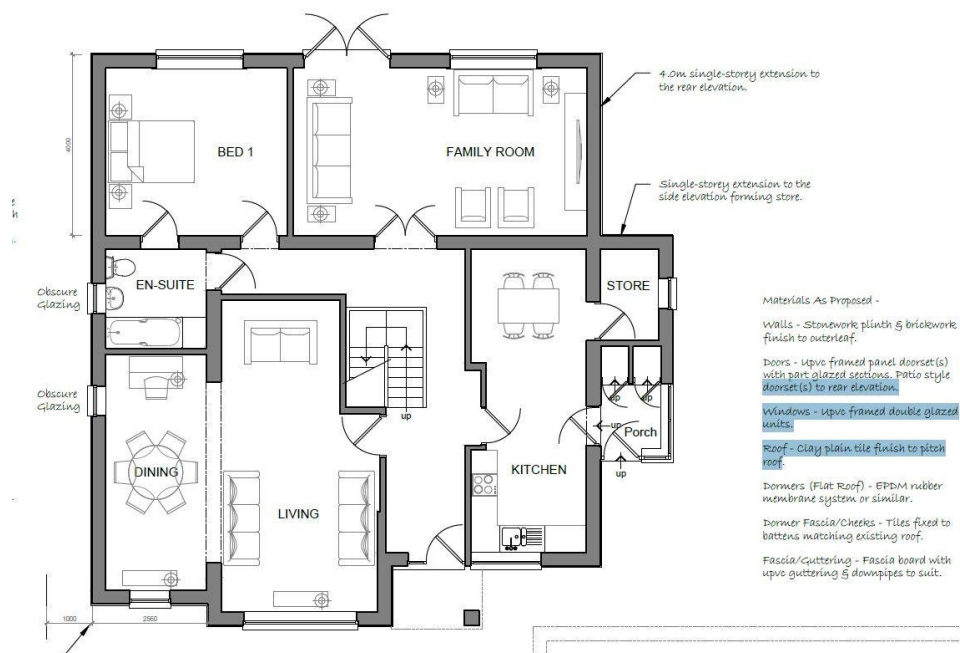
Friday 09.00am -01.00pm and .03.00pm-05.00pm Saturday 10.00am - 04.00pm



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