



## Mayo Road, Bradford, BD5

???? Your Choice Estate Agents are delighted to offer this three-bedroom semi-detached property in BD5 8JA. The property features an entrance hall, lounge/diner, kitchen, three well-sized bedrooms, and a bathroom. Outside, there are gardens to the front, an exceptionally large side garden, and a rear garden. The side plot offers excellent potential for extension, allowing for a double-fronted design (subject to planning permission). Located in a prime area, the property benefits from easy access to M606 motorway, linking to Leeds and Huddersfield. Nearby amenities include Morrisons supermarket, local shops, gyms, and Bradford Bulls Stadium. Schools and public transport are also within reach, making this home ideal for families or investors.???? Viewing highly recommended!

**Asking Price**  
**£239,995**

### 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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## DESCRIPTION

Your Choice Estate Agents are pleased to bring to the market this three bedroom semi detached property. Property briefly comprises of entrance hall, lounge/ diner, kitchen, three bedrooms, bathroom and gardens to the front, very large garden to the side and average at rear.

This has lots of scope to further extend, subject to planning permissions.

### Entrance Hall

UPVC With gas central heating radiator.

Lounge/ Diner - 26' 3" x 13' 8"

Patio doors to the kitchen, gas fire and gas central heating radiator.

Kitchen - 16' 10" x 15' 4"

Extended kitchen with a range of modern fitted dark glossy grey wall and base units incorporating sink and drainer with work surfaces, electric oven, gas hob and breakfast bar.

### Landing

With window to the side.

Bedroom 1- 10' 11" plus bay x 10' 7"

UPVC window to the front and gas central heating radiator.

Bedroom 2- 12' x 10' 7"

UPVC window to the rear and gas central heating radiator.

Bedroom 3- 5' 11" x 7' 5"

UPVC window to the front and gas central heating radiator.

### Bathroom

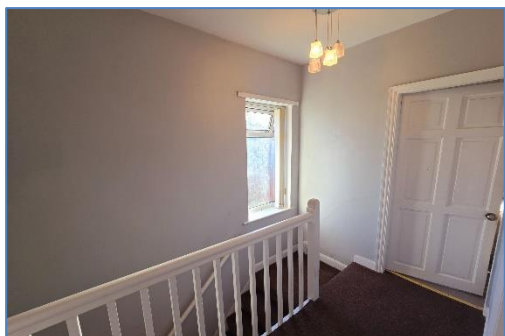
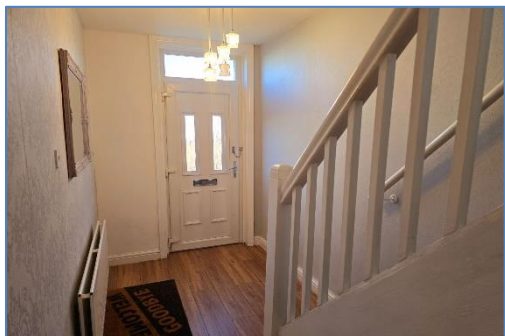
Three piece suite comprises of bath, wash hand basin, w/c and heated towel rail.

### Outside

Spacious gardens to the front, side and rear of the property.

### Property Features:

- ☒ Spacious layout – Entrance hall, lounge/diner, and separate kitchen.
- ☒ Three bedrooms – Well-sized rooms suitable for families or professionals.
- ☒ Bathroom – Fitted with essential amenities.
- ☒ Outdoor space – Gardens to the front, a very large side garden, and an average-sized rear garden.
- ☒ Development Potential – The side plot offers scope for extension, allowing for a double-fronted appearance, subject to planning approval.



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### Location Highlights:

Excellent transport links – Close to M606 motorway for quick access to Leeds and Huddersfield.

Local amenities – Nearby Morrisons supermarket, local shops, and restaurants.

Leisure & fitness – Close to Bradford Bulls Stadium, gyms, and recreational facilities.

Education – Good local schools and colleges within easy reach.

This property is perfect for families, investors, or those looking to expand their living space. Viewing is highly recommended!

EPC Rating; C

<https://find-energy-certificate.service.gov.uk/energy-certificate/4912-3123-1150-0890-2226>

Council Tax Band B

Council Tax amounts for 2024-25

Band Council Tax 2024-25\* Breakdown: Bradford Council Breakdown:

Police Breakdown: Fire

£1,579.38

<https://www.tax.service.gov.uk/check-council-tax-band/property/8d125727-7b3a-88fd-dfe2-9ed51b52d7e4>

Additional Services We Offer:

- ☒ Residential Sales & Lettings
- ☒ Commercial Sales & Lettings
- ☒ Property Portfolio Management
- ☒ Residential & Commercial Mortgages
- ☒ Property & Business Insurance
- ☒ Property Repairs & Maintenance
- ☒ Accommodation Reports for Immigration

Thinking of Selling or Letting Your Property?

We offer a No Sale, No Let – No Charge policy!

Viewing Arrangements:

Strictly by prior appointment with Your Choice Estate Agents.

For more details or to arrange a viewing, contact us today!

Your Choice Estate Agents

01274 493333

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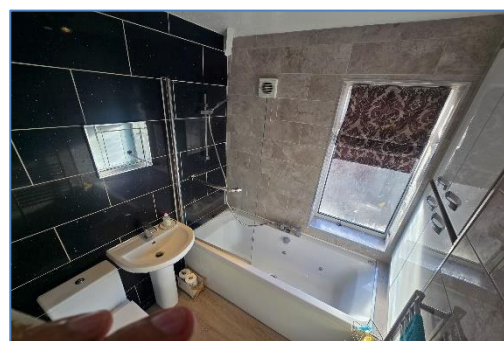
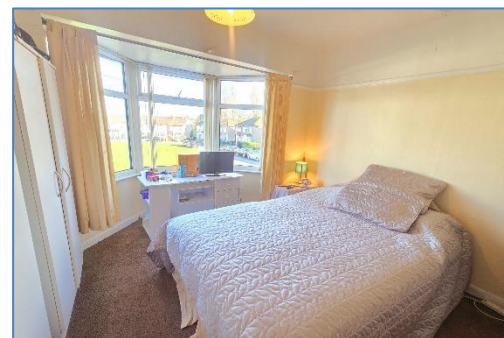
Opening Hours:

Monday to Thursday: 09:00 AM – 05:30 PM

Friday: 09:00 AM – 01:00 PM & 03:00 PM – 05:00 PM

Saturday: 10:00 AM – 04:00 PM

Don't miss out on this fully refurbished home in a prime location – book your viewing today! ✨



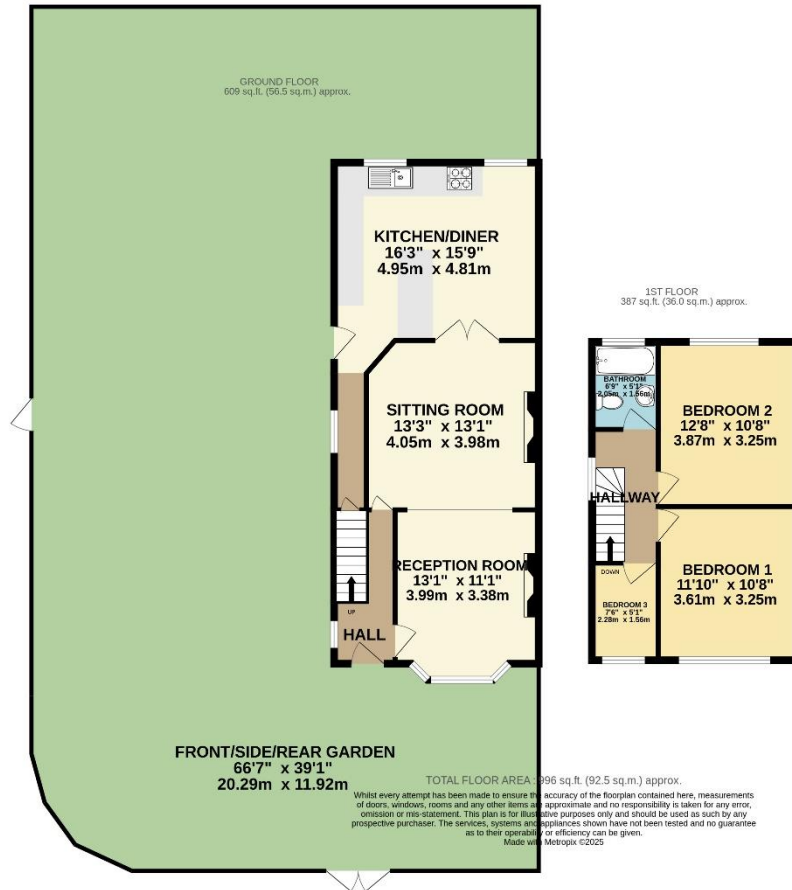
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