



## Land on Corner of Redburn Rd/Red Beck Vale, Shipley, BD18

\*\*\*Stunning 4-Bedroom Detached Family Home – Red Beck Vale, Bradford, BD18 3BN\*\*\*

Your Choice Estate Agents are proud to present this four-bedroom detached residence, ideally positioned in the highly desirable Red Beck Vale cul-de-sac, just off the popular Shipley and Saltaire border. Perfectly suited for growing families and professional buyers, this immaculately presented home offers spacious living throughout, quality finishes, and is just moments away from well-regarded schools, local amenities, transport links, and picturesque parks. Set within a quiet and family-friendly neighbourhood, this attractive property benefits from an impressive landscaped rear garden—ideal for entertaining and outdoor living—and a generous driveway to the front providing parking for multiple vehicles.

**Asking Price**  
**£550,000**

### Your Choice Estate Agents

86 Toller Lane, Toller, Bradford, West Yorkshire, BD8 9DA  
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**Property Brief:**

**Entrance Hall**

Welcoming grand entrance via UPVC double-glazed front door, featuring carpet flooring, double-glazed side window, central heating radiator, and staircase leading to the first floor.

**Living Room**

A versatile second reception room with dual aspect double-glazed bay windows to front and rear, feature gas fireplace, two central heating radiators, and double-glazed patio doors opening into the beautifully maintained rear garden and double doors leading into the open-conservatory.

**Sitting Room**

Spacious and bright, with a double-glazed window to the front, TV and telephone points, central heating radiator.

**Kitchen/Diner**

Kitchen/diner features a stunning range of modern wall and base units with contrasting worktops, integrated electric oven, 4-ring gas hob with extractor, integrated dishwasher and washing machine, one-and-a-half bowl sink with mixer tap, lino flooring, and ample dining space. door leading to the utility room and a rear-facing double-glazed window offer lovely garden views.

**Ground Floor WC**

2-piece suite with low flush wc and wash basin with radiators.

**Landing**

Spacious landing with front-facing double-glazed window, loft access, and central heating radiator.

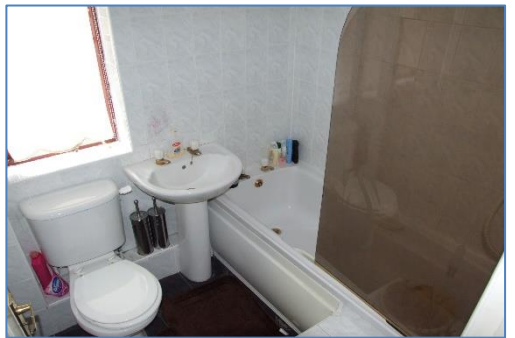
**First Floor Accommodation:**

**Bedroom One (Master)**

Double-glazed front window, fitted wardrobes, central heating radiator, and access to:

**En-Suite Shower Room**

Modern three-piece suite with shower cubicle, vanity wash basin, low-level WC, heated towel rail, extractor fan, full tiling, and double-glazed side window.



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### Bedroom Two

Rear-facing double-glazed window, wardrobes, wood effect laminate flooring, and central heating radiator.

### Bedroom Three

Front-facing double-glazed window, wardrobes, and central heating radiator.

### Bedroom Four

Double-glazed rear window, wood effect flooring, wardrobes, loft hatch, and central heating radiator.

### Family Bathroom

Three-piece suite comprising freestanding bath with mixer tap, vanity wash basin, low-level WC, extractor fan, full tiling, central heating radiator, and double-glazed rear window.

### External Features:

To the front and side: Spacious tarmacked private driveway providing ample parking leading to the double stone build garage with up and over door.

To the rear: A substantial landscaped garden with natural stream running through garden offering lovely feature, mainly laid to lawn with patio area—ideal for family gatherings, BBQs, or peaceful relaxation.

**\*\*Land to the left facing on to the Redburn is advertise separately too and may be available as separate plot at price of £120,000 or it can be included is sale as whole property under one title at the asking price of £550,000.\*\***

### Location Highlights:

Excellent access to Shipley, Saltaire, and Bradford City Centre

Close to popular Ofsted-rated schools

Nearby Lister Park, Salts Mill, and Leeds-Liverpool Canal walks

Good transport links including Shipley Train Station and bus routes

Highly desirable for families and professionals alike

This exceptional home in BD18's sought-after Red Beck Vale offers the rare combination of space, quality, and location. Early viewing is strongly recommended to appreciate all it has to offer.

For more details please see the picture displayed in picture section

### EPC Rating; C

<https://find-energy-certificate.service.gov.uk/energy-certificate/5612-8820-7159-0970-2296>

### Council Tax Band: E

Annual Price: £2,745

Previous Planning application to build another detached House in garden 2006 even though it was refused it still has protentional to build good few deswellings subject to planning.

<https://planning.bradford.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=IYBR UODHU8000>

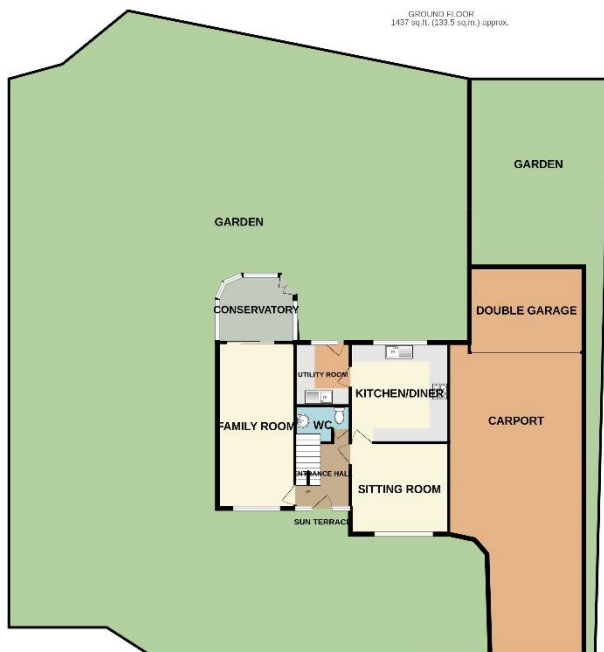
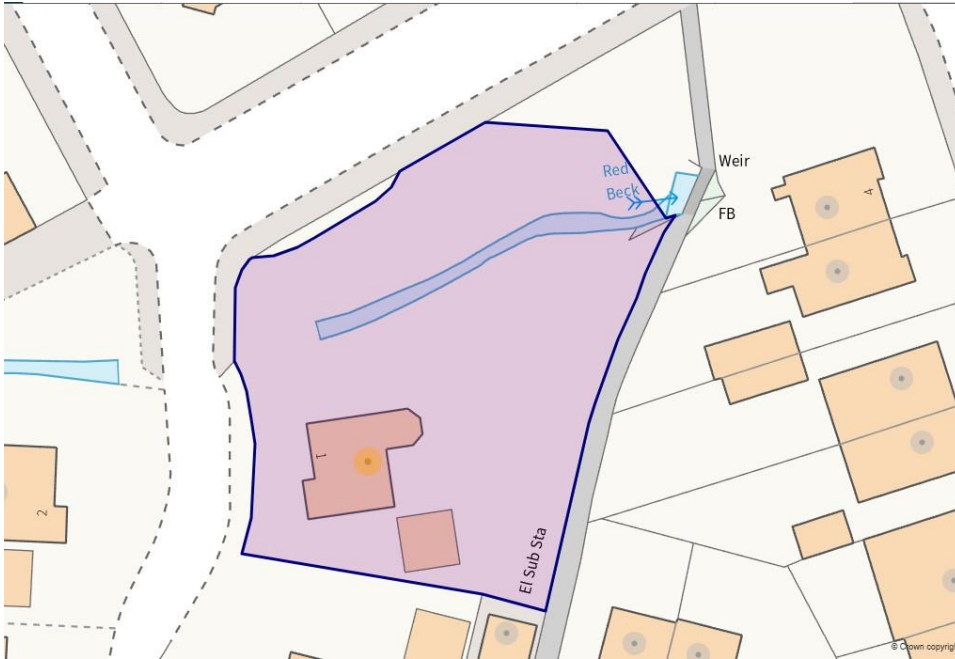


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TOTAL FLOOR AREA : 2034 sq.ft. (189.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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