



## Aireville Crescent, Bradford, BD9

Your Choice Estate Agents have inspected and assessed the above-mentioned property, a stone-built three-bedroom semi-detached dwelling located in the highly desirable and well-established residential area of Heaton, Bradford (BD9). This property represents a fine example of a traditional 1930s-style semi-detached home that has been modernised and maintained to a high standard, offering comfortable and well-planned family accommodation over two floors. The area is known for its attractive tree-lined streets, strong community environment, and proximity to reputable schools and local amenities, making it one of Bradford's most sought-after residential locations.

**Asking Price**  
**£279,995**

### Your Choice Estate Agents

86 Toller Lane, Toller, Bradford, West Yorkshire, BD8 9DA  
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## 2. Construction and General Condition

The property is of traditional Yorkshire stone construction under a pitched tiled roof, with UPVC double-glazed windows, gas central heating, and modern internal fittings throughout.

It stands on an elevated position with a private driveway, front garden, and a good-sized enclosed rear garden.

The property is in very good condition, both internally and externally, and meets the standards of modern family living.

## 3. Internal Accommodation

The accommodation is arranged over two floors, providing generous living space with the following layout and approximate measurements:

### Ground Floor

#### Entrance Hall:

A large and welcoming entrance hallway providing access to all ground-floor rooms and featuring a staircase leading to the first floor. The hall benefits from tiled flooring, radiator heating, and modern décor.

#### Reception Room One (Lounge):

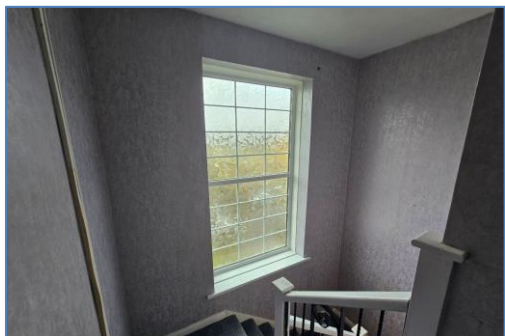
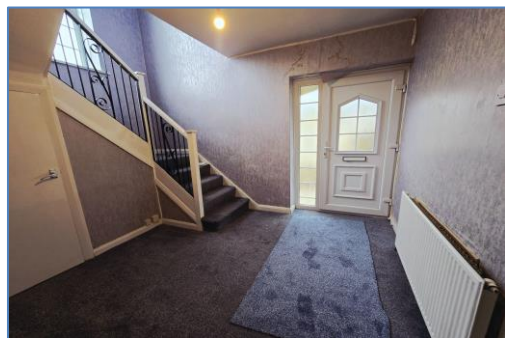
Approx. 12'0" x 14'0"

A bright and spacious principal lounge with a large bay window to the front, feature fireplace, and contemporary finish offering a comfortable family sitting area.

#### Reception Room Two (Second Lounge/Dining Room):

Approx. 12'2" x 12'0"

A well-proportioned second reception room ideal for dining or additional living use. French doors open onto the rear garden, allowing



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excellent natural light and indoor-outdoor flow.

#### Separate Dining Kitchen:

Approx. 15'6" x 10'3"

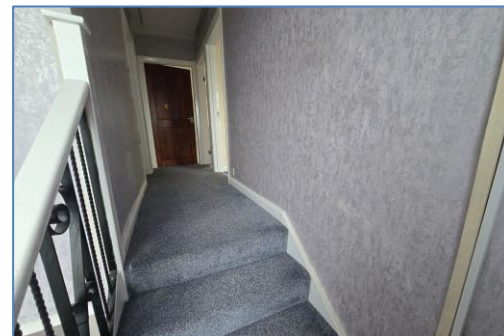
A fully fitted modern kitchen with an excellent range of wall and base units, laminate worktops, stainless steel sink, integrated oven, hob, and extractor hood. The kitchen has ample dining space and access to the rear garden, creating a practical and social family environment.



#### First Floor

##### Landing:

A spacious landing providing access to all bedrooms and bathroom, benefiting from a side window for additional light.



##### Bedroom One:

Approx. 12'0" x 11'8"

A large double bedroom overlooking the front garden with built-in wardrobes and radiator heating.



##### Bedroom Two:

Approx. 12'2" x 11'0"

Another good-sized double bedroom to the rear, also featuring modern decoration and double-glazed window.



##### Bedroom Three:

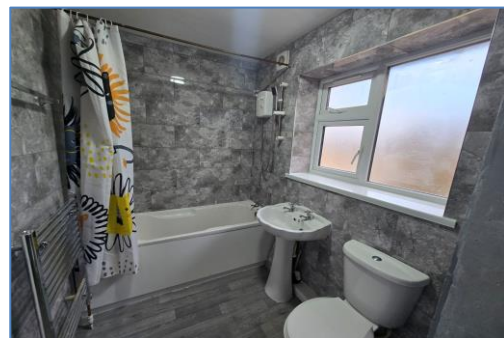
Approx. 10'6" x 9'8"

A generous third double bedroom, ideal for a child, guest, or study room.

##### Family Bathroom:

Approx. 7'0" x 6'0"

A modern three-piece suite comprising a panelled bath with overhead shower, low-flush WC, and wash basin. The room is fully tiled and finished to a contemporary standard.



#### 4. External Features

##### Front Garden:

Landscaped with a lawn and mature shrub borders, enhancing kerb appeal.

##### Private Driveway:

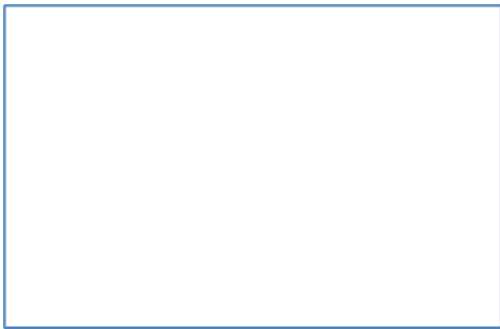
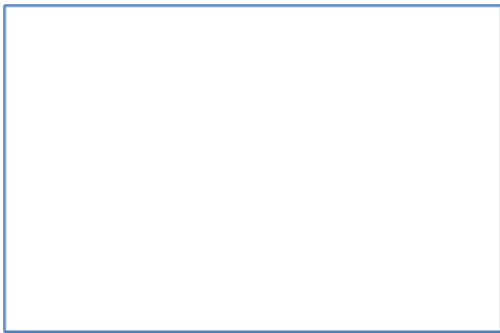
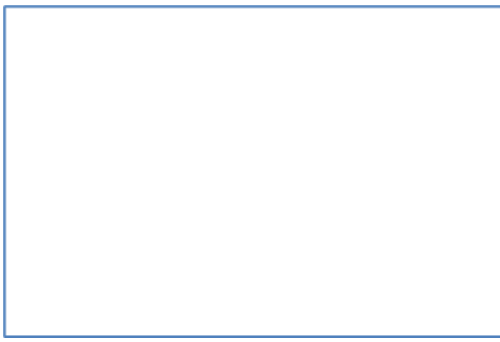
Providing off-street parking for multiple vehicles.

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