



Leamington Street, Bradford, BD9

****4 BED THROUGH TERRACE • TWO RECEPTIONS • BASEMENT DINING KITCHEN • BD9****

Your Choice Estate Agents are pleased to offer this spacious four-bedroom through terrace situated in a popular area of BD9 close to local schools, BRI, shops and transport links. The property offers versatile family accommodation across four levels.

Comprising entrance hall, two receptions, rear porch, rear garden with access to service road, fitted dining kitchen to basement with access to front garden, separate storage cellar, two first-floor double bedrooms with fitted wardrobes, family bathroom, and two further dormer bedrooms to the second floor. Fully double glazed, gas central heating, well insulated. Ideal family home or investment opportunity.

Asking Price
£195,000

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



Your Choice Estate Agents are delighted to present this substantial four-bedroom through terrace, offering an exceptional blend of space, character, practicality, and multi-level versatility. Set within a well-established BD9 community close to schools, BRI, parks, and transport links, this home stands out as an attractive opportunity for families, professionals, and investors alike.

Inside,

The accommodation is arranged thoughtfully across four levels, providing generous living areas and the flexibility that modern households value.

The ground floor,

Features a welcoming entrance hallway leading into two well-proportioned reception rooms, ideal for formal living, dining or home working. To the rear, a fully enclosed porch provides handy access to the private rear garden and the rear service road.

One of the standout advantages of this home is the lower ground floor, where a spacious fully fitted dining kitchen enjoys direct access to the front garden—bringing in natural light and adding a unique charm rarely found in this style of property. A practical wash basin area is positioned at the top of the basement staircase, and a second dry cellar room offers excellent storage capacity for freezers, pantry goods or household items.

The first floor,

Offers a smooth flow through the sleeping accommodation, providing two generous double bedrooms complete with fitted wardrobes, alongside a family bathroom.

The second floor,

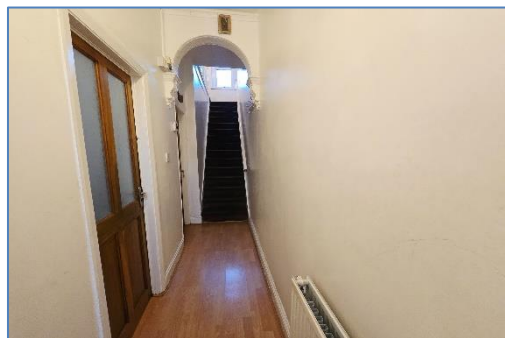
Completes the home with two further dormer bedrooms, making them ideal for children, teenagers, guests or extended family living. The versatile layout provides room for dependent relatives or growing families needing long-term space.

Key Features

- Gas central heating
- uPVC double glazing
- Well-pointed and well-insulated structure
- Front and rear gardens
- Rear service road providing discreet access

Location – BD9 Strengths

Situated in a popular residential pocket of BD9, the property benefits from outstanding connectivity and a strong community environment: Close to Heaton Village, Toller Lane and local shops
Minutes from Bradford Royal Infirmary
Access to respected schools including Dixons Allerton, St Barnabas and IQRA Academy
Nearby bus routes into Bradford city centre, Saltaire and surrounding areas



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Walking distance to Lister Park, Cartwright Hall and recreational green space

Surrounded by local amenities, food outlets, services and family facilities

The owner is relocating to accommodation more suitable for ground-floor living, presenting a superb opportunity for the next family to move into a well-maintained home in a highly regarded area.

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

EPC Rating; D

<https://find-energy-certificate.service.gov.uk/energy-certificate/2568-6030-7201-2436-4964>

Council Tax Band B

Council Tax amounts for 2024-25

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

Police Breakdown: Fire

<https://www.tax.service.gov.uk/check-council-tax-band/property/f8a1d68c-7fb1-71d6-0222-b00d8718a639>

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!

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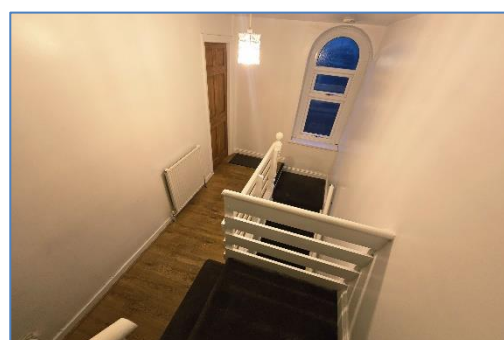
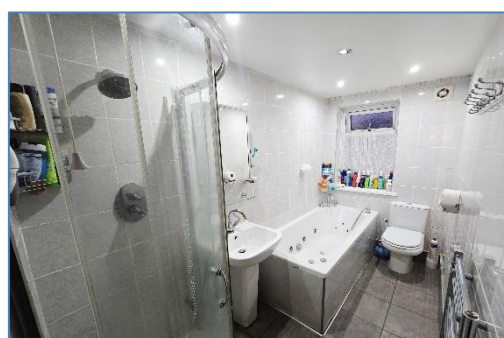
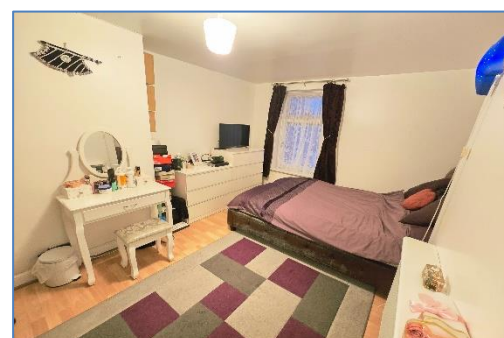
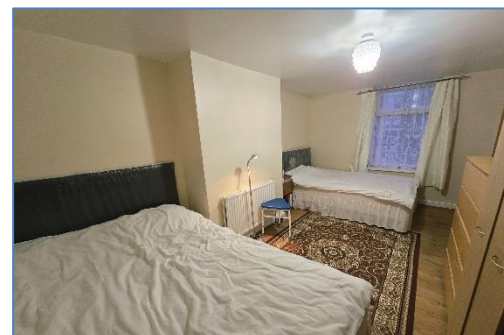
Opening Hours:

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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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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