



## Lilycroft Road, Bradford, BD9

FOR SALE – Lilycroft Road, Bradford, BD9

Substantial Extended Four-Bedroom Stone-Built Semi-Detached

Your Choice Estate Agents are delighted to offer this exceptionally spacious and well-presented extended five-bedroom semi-detached family home, located in the highly sought-after Lilycroft / Manningham Lane corridor in BD9—just minutes from Bradford Royal Infirmary and a full range of local amenities. With significant internal floor space across three levels, extended kitchen, multiple reception rooms, large dormer bedroom, two bathrooms, driveway, garage, and generous gardens, this property represents an outstanding opportunity for large families, investors, and long-term buyers seeking a substantial stone-built home in one of BD9's most established residential communities. Viewing Highly recommended by appointments only

**Asking Price**  
**£325,000**

### Your Choice Estate Agents

86 Toller Lane, Toller, Bradford, West Yorkshire, BD8 9DA  
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## FOR SALE – Lilycroft Road, Bradford, BD9

Substantial Extended Five-Bedroom Stone-Built Semi-Detached Home With Large Dormer, Two Bathrooms, Driveway, Garage & Gardens  
Guide Price: £325,000 | Freehold | No Onward Chain

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### Property Overview

Designed for modern family living, this extended semi-detached home combines traditional Bradford stone character with versatile accommodation arranged across three impressive floors.

### Ground Floor

Entrance Hallway – welcoming and spacious, with staircase to upper floors.

Two Reception Rooms – ideal for formal dining, family living, or multi-use spaces.

Extended Fully Fitted Kitchen – offering generous storage units, worktops, and plentiful room for dining.

This extended kitchen layout provides the scale and practicality demanded by large families.

### First Floor

Landing & Hallway connecting to all rooms.

Four Bedrooms – all well-proportioned, suitable for main bedrooms, children's rooms, guest use, or home offices.

Family Bathroom – currently serving all first-floor bedrooms.

This floor provides excellent flexibility for larger or multi-generational households.

### Second Floor

Staircase, Landing & Hallway leading to the upper level.

Large Dormer Bedroom – exceptionally spacious, approximately the size of two standard bedrooms.

Ideal for a master suite, teenage suite, or luxury guest accommodation.

Second Large Family Bathroom – with future conversion potential (could be redesigned into an en-suite or additional Sixth bedroom, subject to regulations).

This upper floor offers both privacy and impressive space rarely found in BD9 semi-detached homes.



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### External Features

Driveway – providing valuable off-road parking.

Detached Garage – ideal for secure parking, storage, or workshop use.

Large Rear Garden – excellent family outdoor space, ideal for entertaining, landscaping, or children's play.

Attractive Front Garden / Avenue frontage – enhances kerb appeal and privacy.

These external attributes elevate the property well above typical BD9 stock, where parking and garden sizes are often limited.

### Key Features

Extended four-bedroom stone-built semi-detached home

Large dormer bedroom on second floor

Two family bathrooms (with scope to convert upper bathroom to en-suite + bedroom)

Two reception rooms

Extended fitted kitchen

Driveway & detached garage

Large rear garden and mature frontage

Stones throw from BRI, local schools, amenities & transport links

Ideal for large families or long-term investment

### Condition & Potential

The property is presented in good functional order, offering immediate suitability for owner occupation or rental. Buyers may choose to enhance décor or modernisation to personalise the interior. The scale of the home, combined with the extension and rear dormer, presents strong long-term capital appreciation potential in this sought-after BD9 location.

Location – Lilycroft / Manningham Lane BD9 Corridor

This area remains one of North Bradford's most established and historically significant residential postcodes, benefiting from:

Bradford Royal Infirmary within minutes, Lilycroft Primary School, Dixons Academies & IQRA Academy, Shops, supermarkets & groceries along Duckworth Lane, Toller Lane & Manningham Lane

Regular bus routes linking to Bradford City Centre, Shipley & Frizinghall Lister Park, Cartwright Hall & green spaces nearby

Strong community amenities including GP surgeries, pharmacies, cafés & places of worship

BD9 continues to show robust demand, with neighbouring properties achieving strong sale prices—especially extended homes with larger footprints.

### Tenure

Freehold ,,,EPC Rating; TBC

### Viewing Arrangements

Strictly by appointment only through:

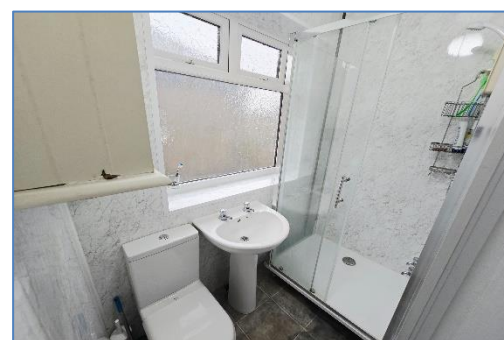
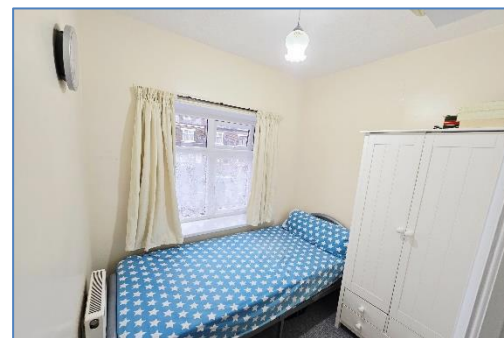
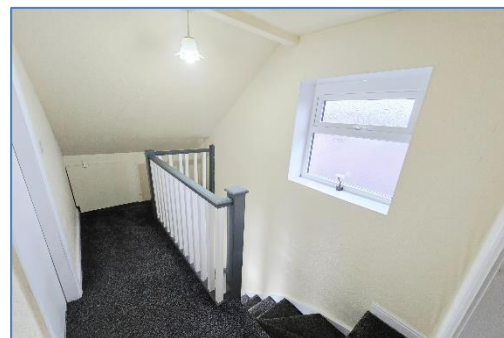
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