



Mannheim Road, Bradford, BD9

Your Choice Estate Agents are pleased to offer this fully modernised and extended mid-terrace property in the sought-after BD9 location. The property is set over three floors and briefly comprises a porch, entrance hall, two spacious reception rooms, and an extended modern kitchen. To the first floor are two well-proportioned bedrooms and a stylish four-piece family bathroom. The second floor offers two double dormer bedrooms, one with an en-suite WC, providing excellent additional space. Finished to a high standard throughout with modern chrome fittings, fitted wardrobes, and quality finishes. Externally, the property benefits from an attractive frontage with metal railings and cast iron features. Ideally located close to Bradford Royal Infirmary, local amenities, schools, and transport links. A perfect family home in move-in

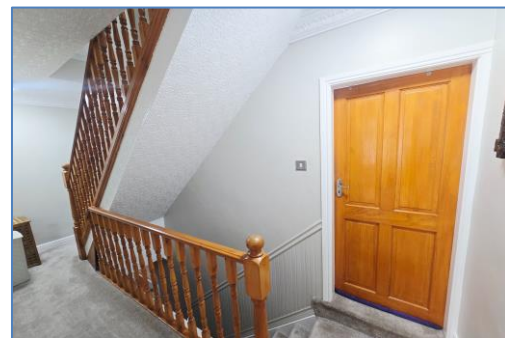
Asking Price
£245,000

Your Choice Estate Agents

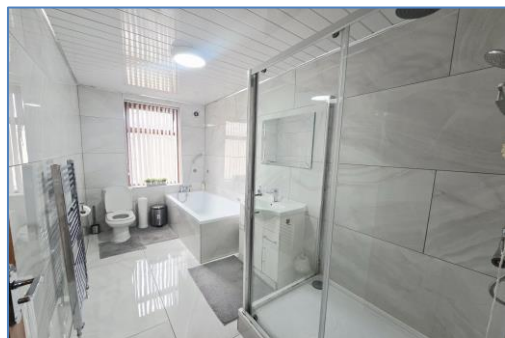
86 Toller Lane, Toller, Bradford, West Yorkshire, BD8 9DA
Tel: 01274 493333 Email: info@ycea.co.uk
Website: www.yourchoiceonline.co.uk



Your Choice Estate Agents are pleased to offer this beautifully extended mid-terrace residence at 30 Mannheim Road, Bradford, BD9 5DX A fully modernised and spacious family home set within the ever-popular BD9 location, this impressive property offers versatile accommodation across three floors, ideal for growing families seeking space, style, and convenience. Upon entry, the property welcomes you via a porch leading into a bright entrance hall, finished with stylish chrome/silver switches and fittings throughout. The ground floor benefits from two generous reception rooms, providing flexible living and dining space, along with a substantially extended modern kitchen, offering ample worktop space and contemporary units.



To the first floor are two well-proportioned bedrooms, complemented by a luxurious fully fitted four-piece family bathroom suite, finished to a high standard. A central landing provides access to all rooms.

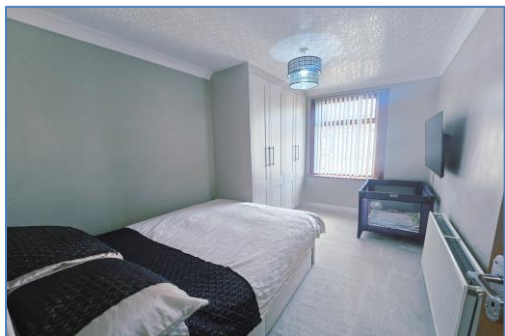


The second floor has been thoughtfully converted to include two additional double dormer bedrooms, one benefiting from an en-suite WC, creating ideal space for extended family or guests.



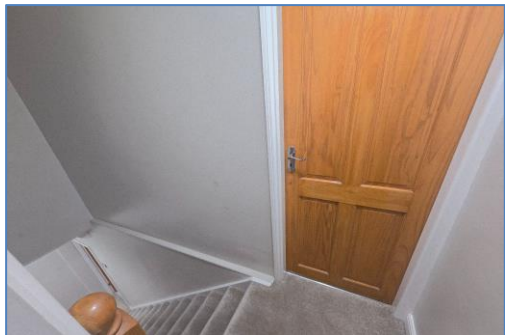
Key Features

- Extended mid-terrace over three floors
- 4 Bedrooms (including 2 dormer rooms)
- 2 Reception rooms
- Extended modern kitchen
- Stylish 4-piece family bathroom
- En-suite WC to top floor bedroom
- Modern chrome/silver fittings throughout
- Fitted wardrobes and ample storage
- Attractive frontage with metal railings & cast iron features
- Fully modernised and well maintained
- Occupied by family – ready to move into condition
- Location & Area Overview (BD9 – High Demand Residential Zone)



Positioned just off a main arterial route, the property benefits from:

- Walking distance to Bradford Royal Infirmary (BRI) – ideal for NHS professionals
 - Close proximity to Heaton Village, shops, cafés, and everyday amenities
 - Access to reputable schools including Iqra Academy & St Barnabas
 - Excellent transport links to Bradford City Centre, Manningham Lane & Leeds
 - Nearby green spaces including Lister Park
- Market Insight



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BD9 remains one of Bradford's strongest performing rental and resale markets, driven by:

Consistent demand from families and working professionals

Limited supply of fully modernised, extended homes

Strong occupancy levels and long-term tenant retention

Asking Price: £245,000

A superb opportunity to acquire a turnkey family home in a prime location, offering both lifestyle and long-term value.

EPC Rating; E

<https://find-energy-certificate.service.gov.uk/energy-certificate/9258-1915-7230-3515-4950>

Council Tax Band

B-- £1,814.59

Need More Information?

For further information or to speak to Khalid Mahmood, please call 01274 493333. or email us on info@ycea.co.uk

VIEWING ARRANGEMENTS

Strictly by prior telephone appointments with Your Choice estate agents.

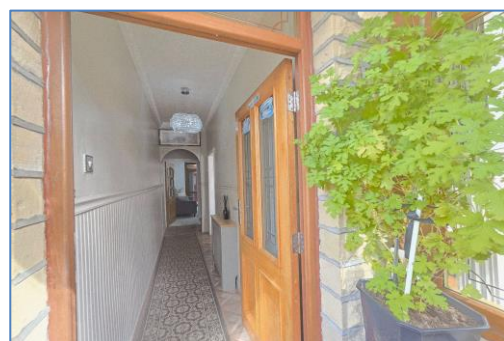
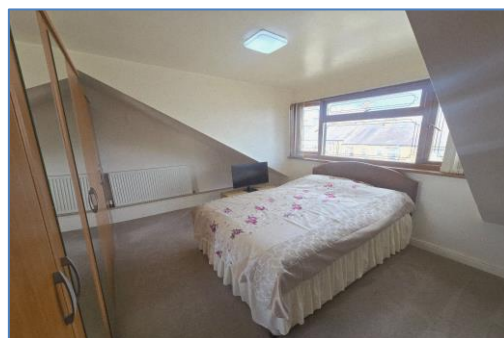
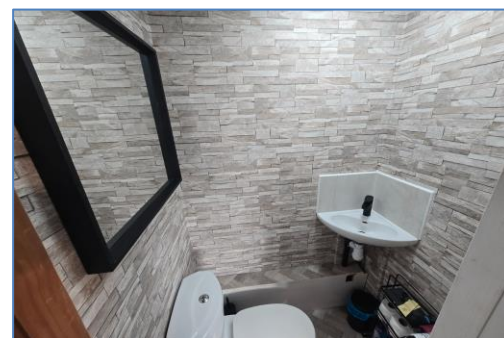
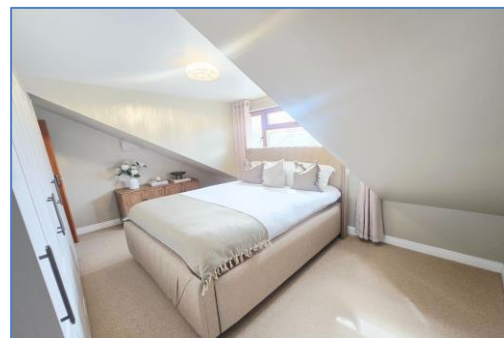
Opening hours Monday to Thursday 09.00am -05.30pm

Friday 09.00am -01.00pm and .03.00pm-05.00pm Saturday 10.00am - 04.00pm

Are you thinking of selling or even letting your property!

Call us today on 01274 493333 for a FREE VALUATION without obligation

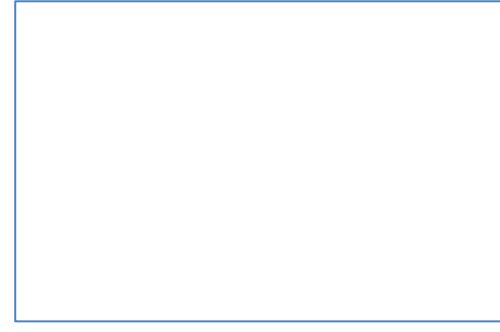
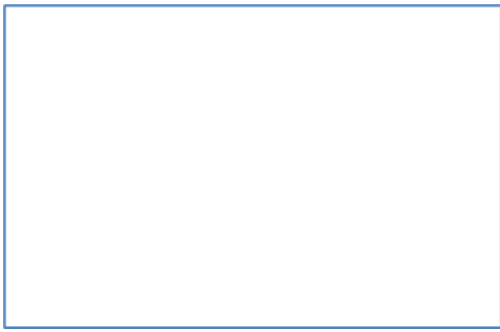
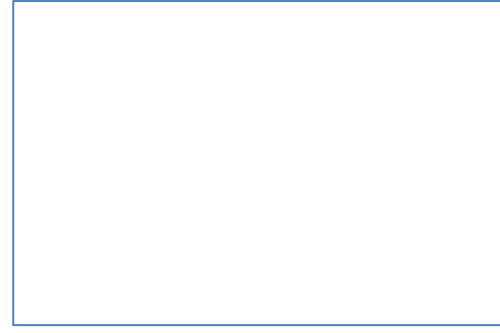
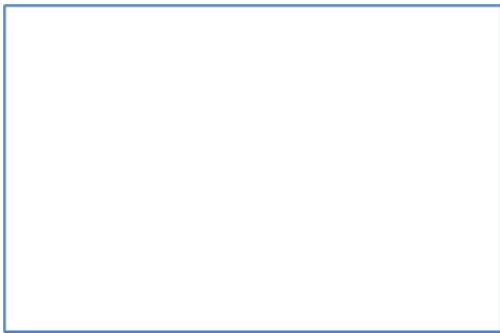
NO SALE OR LET – NO CHARGE



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DISCLAIMER

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