



Brayshaw Drive, Bradford, BD7

Your Choice Estate Agents are pleased to offer this exceptional four-bedroom detached family home, set on a generous plot in a sought-after BD7 location, providing spacious and versatile living accommodation throughout. The property briefly comprises a welcoming entrance hall, two reception rooms, a modern fully fitted high-gloss kitchen with integrated appliances, and a ground floor WC. To the first floor are four well-proportioned bedrooms and a contemporary family bathroom. Externally, the property benefits from a large private rear garden, double garage, and a block-paved U-shaped driveway offering ample off-street parking. A key feature is the self-contained one-bedroom annex, currently generating £600 PCM, ideal for additional income or extended family living. The plot also offers excellent scope for further extension

Asking Price
£525,000

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



Brayshaw Drive, Bradford, BD7 Asking Price: £525,000

Exceptional Detached Family Residence with Self-Contained Annex

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Main Residence

The property is approached via a block-paved U-shaped driveway, providing ample off-street parking and leading to a double garage, offering further potential for conversion or extension (subject to planning).

A striking veranda with three pillar columns creates a strong first impression and enhances the character of the frontage.

Internally, the accommodation briefly comprises:

Welcoming entrance hall with staircase access to both ground and upper floors

Two well-proportioned reception rooms, ideal for family living and entertaining

Modern fully fitted high-gloss kitchen, complete with integrated appliances including fridge freezer and microwave

Ground floor WC for convenience

To the first floor:

Four spacious bedrooms

Family bathroom, finished in a contemporary style

Self-Contained Annex (1-Bed Flat)

A key highlight of this property is the fully self-contained side annex, comprising:

Living room

Separate bedroom

Kitchen

Bathroom

Currently tenanted at £600 PCM, this provides an immediate and reliable income stream or flexible accommodation for extended family.



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External & Development Potential

Externally, the property benefits from a large, private rear garden, mainly laid to lawn and bordered with mature trees, offering excellent privacy.

The generous plot size provides clear scope for extension to the rear or further development, subject to the necessary planning permissions — a significant value-add opportunity.

Location & Local Amenities

Situated in a popular and well-established area of Bradford BD7, the property is ideally positioned for:

Excellent transport links to Bradford City Centre and surrounding areas

Access to local schools, colleges, and universities

Nearby shopping parades and supermarkets

Close proximity to parks and green spaces

Convenient access to major road networks (M606 / M62 links)

This location continues to see strong demand from families and professionals, supporting both resale and rental potential.

Investment Perspective

Current annex income: £7,200 per annum (£600 PCM)

Potential to enhance rental income through optimisation or HMO conversion (subject to consents)

Strong long-term capital growth area

Key Features Summary

Substantial 4-bedroom detached home

Self-contained 1-bedroom annex generating income

Double garage + large driveway

Two reception rooms + modern kitchen

Large rear garden with development potential

Prime residential location (BD7)

Ideal for families, investors, or multi-generational living

EPC Rating D

<https://find-energy-certificate.service.gov.uk/energy-certificate/0431-2811-7993-9396-4735>

Council Tax Band

Band E; 25 BRAYSHAW DRIVE, BRADFORD, BD7 4LY

Band A ; ANNEXE AT 25 BRAYSHAW DRIVE, BRADFORD, BD7 4LY A Bradford

Viewings

Viewing is strictly by appointment only through Your Choice Estate Agents.



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DISCLAIMER

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