



## Redbrook Way, Bradford, BD9

Your Choice Estate Agents are pleased to offer this exceptional 4-bedroom detached home in the sought-after BD9 location. Offered with no chain and vacant possession, the property comprises an entrance hall, three reception rooms, a modern fitted kitchen, and ground floor WC. To the first floor are four well-proportioned bedrooms and three bathrooms. Externally, the property benefits from a level plot with no steps, making it ideal for families and special needs use, along with driveway parking and private garden. The property features solar panels, resulting in low energy costs, and holds an EPC rating B. A key feature is the granted planning permission (Ref: 25/04700/CLP) for change of use from C3 to C2 care home (3 children & 2 carers), offering strong investment potential. Located close to BRI, local schools, amenities,

**Asking Price**  
**£395,000**

### Your Choice Estate Agents

86 Toller Lane, Toller, Bradford, West Yorkshire, BD8 9DA  
Tel: 01274 493333 Email: [info@ycea.co.uk](mailto:info@ycea.co.uk)  
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Your Choice Estate Agents are delighted to present this exceptional 4-bedroom detached residence at 26 Redbrook Way, Bradford, BD9 6SF, set within a highly sought-after residential pocket of BD9, this substantial detached home offers an outstanding blend of modern family living, energy efficiency, and future investment potential. Offered with no chain and vacant possession, this is a turnkey opportunity ready for immediate occupation or strategic use. Internally, the property boasts a welcoming entrance hall leading to three versatile reception rooms, ideal for family living, home working, or multi-use space. The heart of the home is a modern fully fitted kitchen, complemented by quality finishes and ample storage. The ground floor layout flows seamlessly, creating a practical yet spacious environment.

To the first floor are four well-proportioned bedrooms, including a generous master, alongside three bathrooms, offering flexibility for growing families or shared living arrangements.

#### Key Features & Investment Strengths

4 Bedrooms | 3 Bathrooms | 3 Reception Rooms  
 Detached property on a level plot – no steps, fully accessible  
 Ideal for special needs / assisted living use  
 Solar panels installed – significantly reduced energy costs  
 EPC Rating B – high energy efficiency, future-proofed asset  
 Vacant possession – immediate availability  
 No onward chain – smooth transaction  
 Driveway parking & private outdoor space  
 Planning Advantage (Rare Opportunity)

A key differentiator is the recently granted planning permission (Ref: 25/04700/CLP) for:

Change of use from C3 (dwelling) to C2 (care home)  
 Approved for 3 children and 2 carers (rota basis)

This positions the property as a high-yield supported living / care investment, aligning with strong demand across Bradford for specialist accommodation.

Investor Yield Breakdown (C2 Care Model – Strategic View)  
 Approved Use: C2 Care Home (3 children + 2 carers rota)

Income Potential (Typical Model) Examples only for illustrations  
 Per placement (child): £800 – £1,200 per week (depending on provider & package)

3 placements:

£2,400 – £3,600 per week

£124,800 – £187,200 per annum

Conservative Operator Lease Model (Hands-Off Investor)

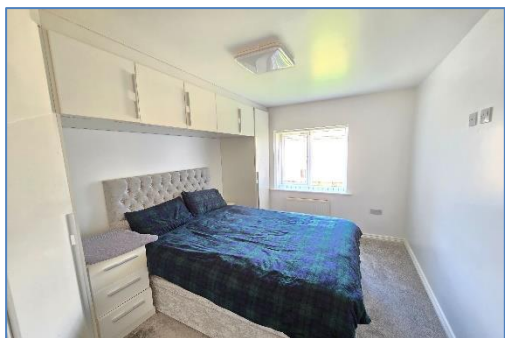
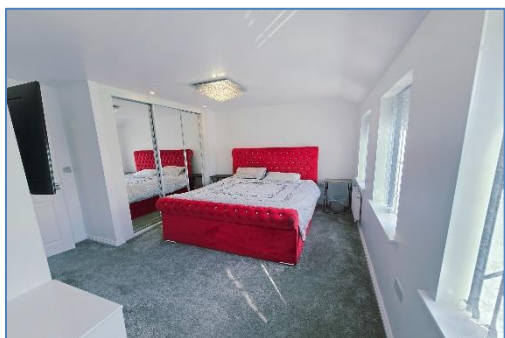
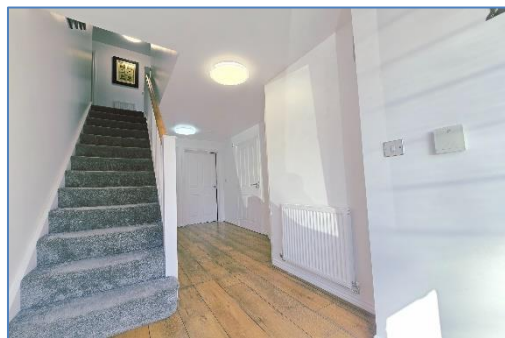
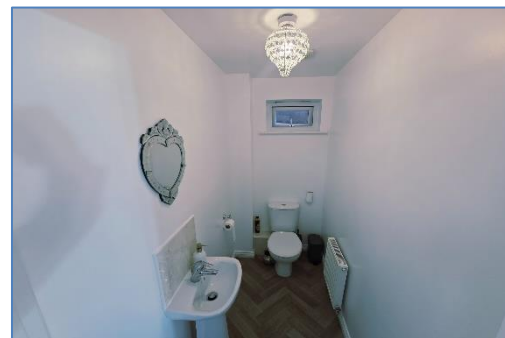
Rent to provider: £2,500 – £4,000 PCM

£30,000 – £48,000 per annum

Gross Yield (Based on £395,000 Purchase)

Low model (£30k): ~7.6% yield

Strong model (£48k): ~12.1% yield



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## Location & Area Overview (BD9 – High Demand Zone)

Redbrook Way sits within one of Bradford's most consistently performing residential areas:

Close proximity to Bradford Royal Infirmary (BRI) – strong demand from NHS staff

Excellent access to Heaton Village amenities, shops, cafés, and local services

Well-regarded local schools including Iqra Academy & St Barnabas

Easy connectivity to Bradford City Centre, Manningham Lane & Leeds routes

Nearby green spaces including Lister Park & Cartwright Hall

Market Insight

The BD9 postcode continues to show strong rental demand and capital resilience, particularly for:

Family homes with space and accessibility

Supported living / care-led investments

Energy-efficient properties (EPC B-rated stock is limited and highly desirable)

With increasing pressure on local authority housing and care provision, assets with C2 consent and adaptable layouts are becoming significantly more valuable.

Asking Price: £395,000

A compelling opportunity for both owner-occupiers seeking long-term family living and investors targeting supported living or care-based income streams.

EPC Rating; B

<https://find-energy-certificate.service.gov.uk/energy-certificate/2720-1678-5420-4181-0011>

Council Tax Band

E -- £2,851.51

Need More Information?

For further information or to speak to Khalid Mahmood, please call 01274 493333. or email us on [info@ycea.co.uk](mailto:info@ycea.co.uk)

## VIEWING ARRANGEMENTS

Strictly by prior telephone appointments with Your Choice estate agents.

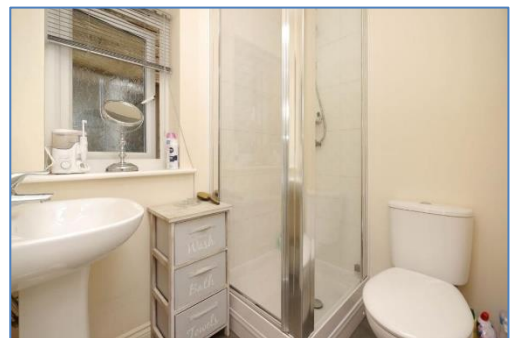
Opening hours Monday to Thursday 09.00am -05.30pm

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

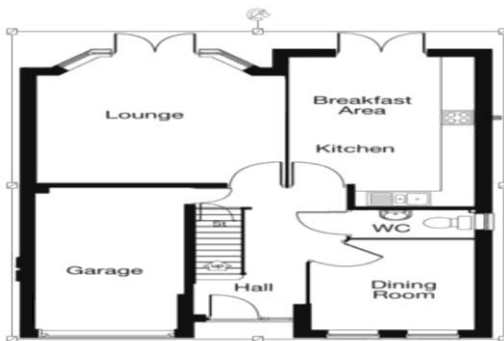
NO SALE OR LET – NO CHARGE



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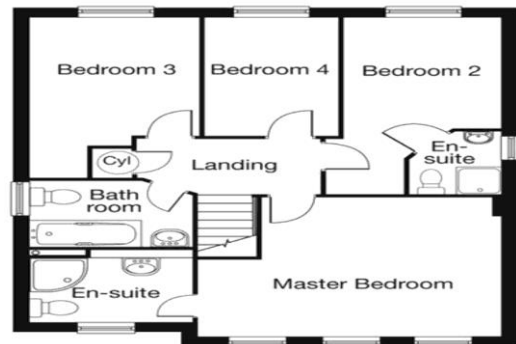
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**Ground Floor**

**First Floor**



**DISCLAIMER**

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