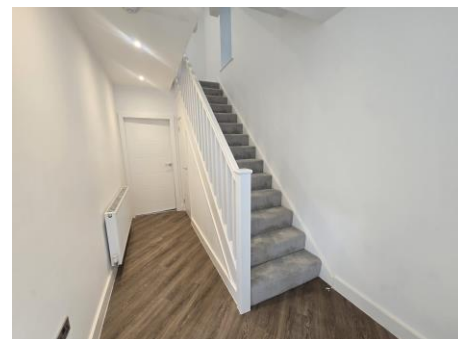




Toller heights, Bradford, BD9

Toller Lane, Bradford, BD9

Exceptional Four-Bedroom Executive New-Build Detached Homes

Your Choice Estate Agents are delighted to offer to the market an exciting opportunity to acquire one of a limited collection of just four impressive four-bedroom detached family homes, positioned within an exclusive residential development off Toller Lane, Bradford BD9. Designed with modern family life in mind, these substantial three-storey homes provide an excellent combination of generous accommodation, contemporary specification and energy-efficient living. The development is particularly appealing to growing and working families, professional households and purchasers looking for a substantial long-term family

Asking Price
£450,000

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



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An unusual advantage is the intimate nature of the development. With only four similar detached homes sharing the development access, there may also be particular appeal to extended or multi-generational families wishing to purchase more than one property close together, subject to availability. This could provide the benefits of independent homes while allowing relatives to live within the same small residential setting.

Please note: this is a shared-access residential development and should not be described as a legally "gated community" unless the title/planning documents confirm that status.

Accommodation

Ground Floor

Entrance Hall

A welcoming entrance provides access to the principal ground-floor accommodation and staircase to the upper floors.

Guest WC

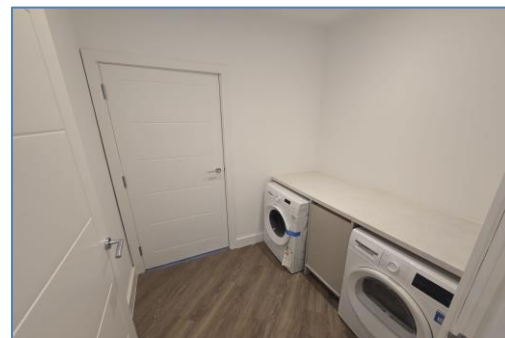
Convenient ground-floor WC, particularly useful for families and visitors.

Living Room – approx. 18'8" × 10'5" (5.69m × 3.17m)

A generously proportioned main reception room offering excellent space for family seating, relaxation and entertaining.

Dining Kitchen – approx. 17'7" × 12'6" (5.36m × 3.81m)

The centrepiece of the ground floor is the spacious contemporary dining kitchen, providing room for everyday family dining as well as entertaining. The published specification includes integrated Bosch appliances.



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Utility – approx. 6'9" × 6'2" (2.06m × 1.88m)

Separate utility facilities help keep laundry and household functions away from the principal kitchen area.

First Floor

The first-floor landing provides access to three well-proportioned bedrooms together with bathroom facilities.

Bedroom – approx. 12'3" × 10'5" (3.73m × 3.17m)

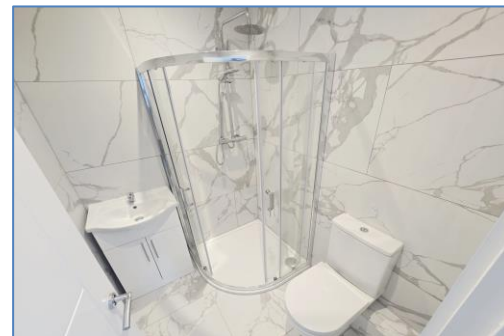
Comfortable double bedroom with access to an en-suite shower room.

En-Suite – approx. 6'4" × 5'0" (1.93m × 1.52m)



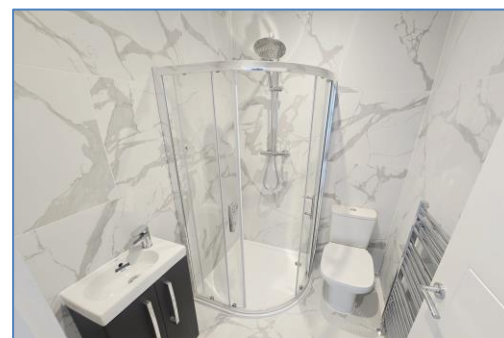
Bedroom – approx. 12'2" × 10'5" (3.71m × 3.17m)

Another generous bedroom suitable for family members, children or guests.



Bedroom – approx. 13'2" × 8'10" (4.01m × 2.69m)

A versatile bedroom that could equally provide an excellent home-working or study environment.



Family Bathroom

Contemporary family bathroom serving the first-floor accommodation.



Second Floor – Principal Suite

Principal Bedroom Suite – approx. 23'10" × 10'9" (7.26m × 3.28m)

Occupying the upper floor is an impressive principal bedroom suite, creating a substantial private area away from the remainder of the family accommodation.

En-Suite – approx. 10'8" × 6'11" (3.25m × 2.11m)

This arrangement makes the property particularly attractive to larger families who value both communal family areas and private personal space.



Outside

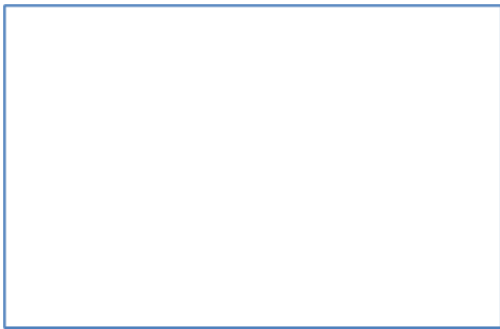
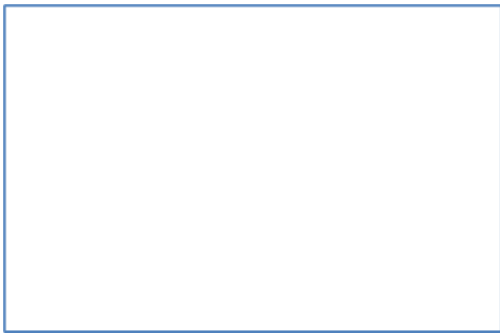
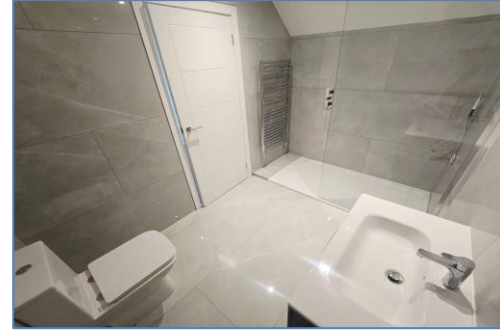
Each home benefits from off-road parking for two vehicles, with additional guest parking stated within the development, together with an electric vehicle charging point.

To the rear is a private enclosed landscaped garden incorporating patio and lawned areas, creating useful space for children, family gatherings, outdoor dining and summer entertaining.

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DISCLAIMER

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