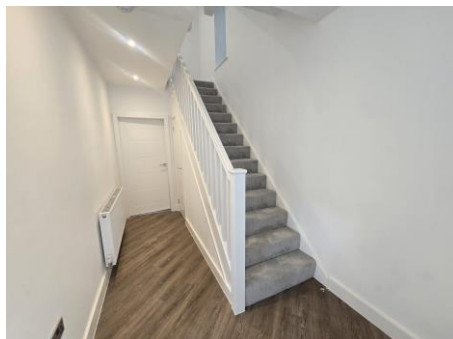




Toller heights, Bradford, BD9

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
£425,000

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



Toller Heights, Bradford, BD9 Exceptional Four-Bedroom Executive Detached New Home

Your Choice Estate Agents are delighted to present this impressive four-bedroom executive detached residence, forming part of Toller Heights – an exclusive collection of just four individually designed family homes in the popular BD9 area of Bradford. Designed for today's growing and working families, this substantial new-build home provides accommodation across three floors, combining excellent bedroom space with generous family living areas and the practical features expected from a modern home.

The property offers a spacious lounge, substantial kitchen and dining area, separate utility, guest WC, three first-floor bedrooms, two en-suites and family bathroom, together with a superb principal suite occupying the upper floor. The development specification also includes integrated Bosch kitchen appliances, an EV charging point, private garden and off-road parking.

Ground Floor Entrance Hall

A welcoming entrance hall forms the central access point to the ground-floor accommodation, with staircase rising to the upper floors.

Guest WC

Conveniently positioned cloakroom/WC, ideal for visitors and everyday family use.

Living Room

Approx. 18'8" x 10'5" (5.69m x 3.17m)

A particularly generous principal reception room providing plenty of space for family seating and entertaining.

Kitchen / Dining Room

Approx. 17'7" x 12'6" (5.36m x 3.81m)

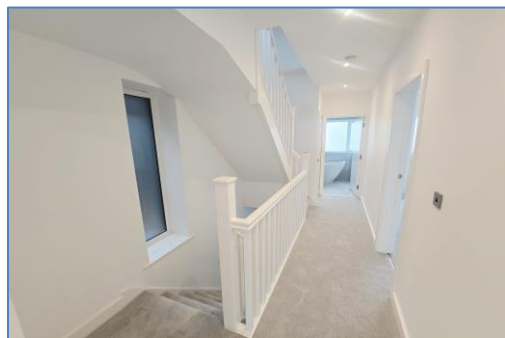
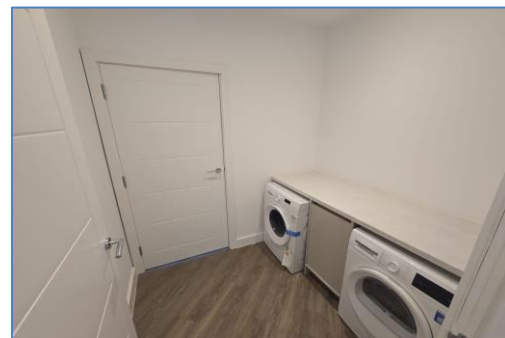
An impressive open family space combining the kitchen and dining areas. Designed to become the everyday hub of the home, it provides excellent space for family meals, entertaining and socialising.

The development specification states that the contemporary kitchens incorporate integrated Bosch appliances.

Utility Room

Approx. 6'9" x 6'2" (2.06m x 1.88m)

A useful separate utility area providing valuable additional household and laundry space.



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First Floor

The first-floor landing serves three well-proportioned bedrooms, two en-suite facilities and the main family bathroom.

Bedroom Two

Approx. 12'3" x 10'5" (3.73m x 3.17m)

A generous double bedroom benefiting from its own private en-suite.

En-Suite: Approx. 6'4" x 5'0" (1.93m x 1.52m)

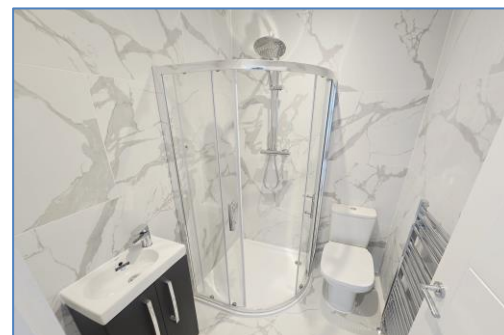


Bedroom Three

Approx. 12'2" x 10'5" (3.71m x 3.17m)

Another comfortable double bedroom, also benefiting from an en-suite shower room.

En-Suite: Approx. 6'4" x 5'1" (1.93m x 1.55m)



Bedroom Four

Approx. 13'2" x 8'10" (4.01m x 2.69m)

A versatile bedroom providing ample space for a child's room, guest bedroom or home-working environment.

Family Bathroom

A separate contemporary family bathroom completes the first-floor accommodation.



Second Floor – Principal Suite

Principal Bedroom Suite

Approx. 23'10" x 10'9" (7.26m x 3.28m)

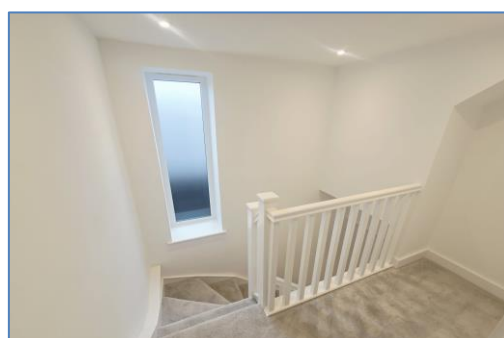
The entire upper floor creates an impressive principal bedroom retreat, offering a degree of privacy rarely available in a conventional four-bedroom family home.

Its generous proportions provide flexibility for sleeping, dressing and relaxation areas.

Principal En-Suite

Approx. 10'8" x 6'11" (3.25m x 2.11m)

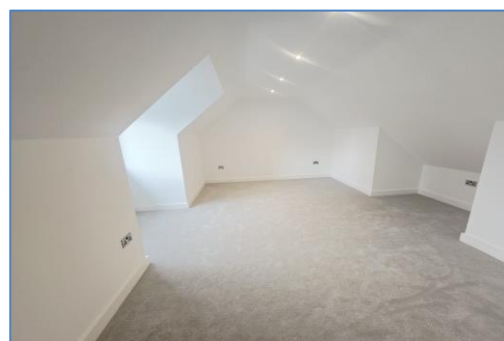
A substantial private en-suite completes this impressive top-floor suite.



Outside

The property enjoys its own private enclosed rear garden, including a patio area providing space for outdoor seating, entertaining and family gatherings, with steps leading to a lawned garden.

The development also provides off-road parking and Possible electric vehicle charging, supporting the needs of modern working households.



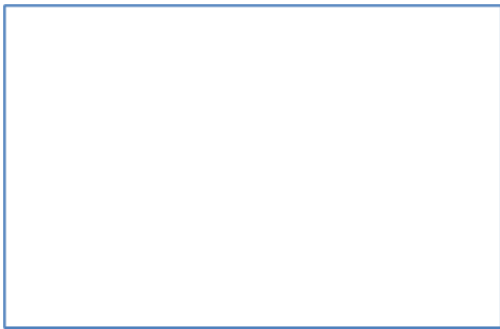
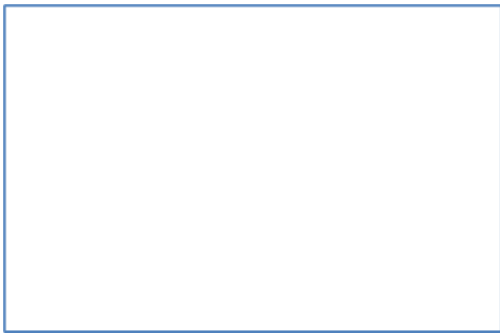
Why Toller Heights?

What makes this development particularly interesting is its scale.

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