



48 Toller Grove, Bradford, West Yorkshire, BD9 5NP

A superb opportunity to purchase a well established five bedroom detached home delightfully situated in a convenient location close to Heaton village and its many local amenities and schools.

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48 Toller Grove, Bradford, West Yorkshire, BD9 5NP

Bradford 3 miles, Skipton 15 miles, Leeds 12 miles (all distances approximate)

Guide Price: £375,000

- Detached family home
- Five bedrooms
- Three reception rooms
- Garage and two driveways
- Good size mature gardens
- Highly popular location



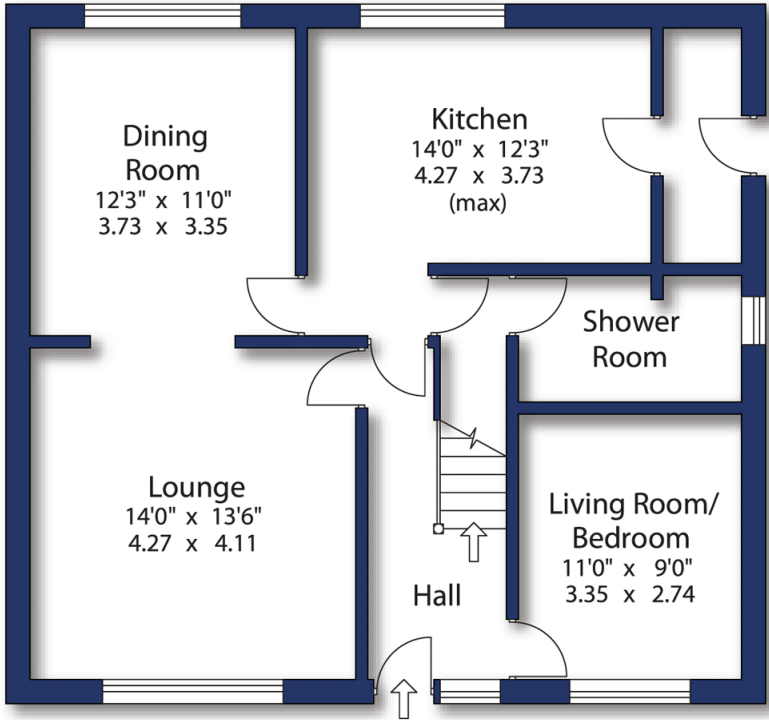
General remarks

Delightfully situated within a prestigious residential location is this five bedroom detached home having family living accommodation over two floors. Having three reception rooms, utility space and downstairs shower room there is ample space for family life. The property will almost certainly appeal to a wide variety of potential buyers and an internal inspection is indeed fully recommended to appreciate the deceptive space in this fine home.

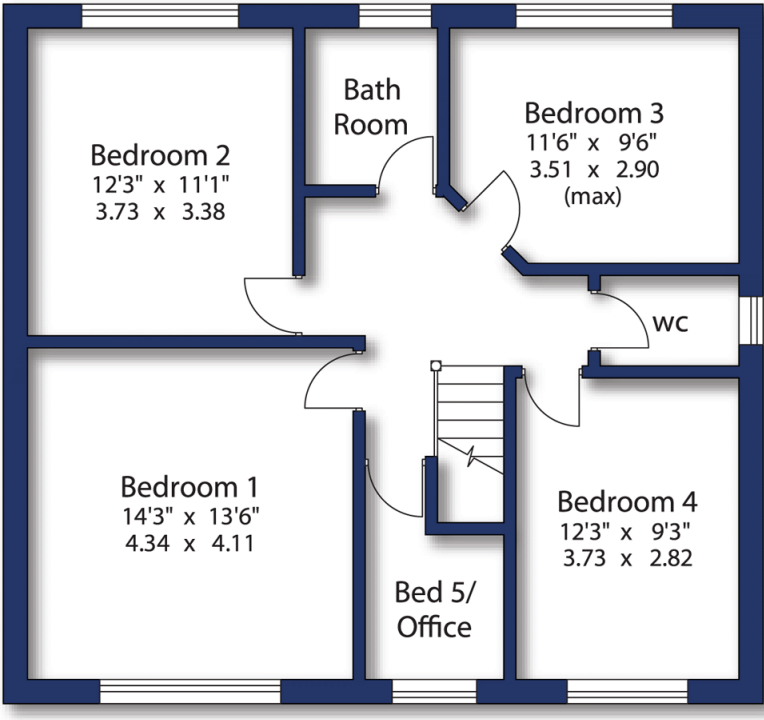
The accommodation comprises entrance hall, living room, lounge, dining room with patio doors, fitted kitchen, utility cupboards and a shower room with WC all to the ground floor. On the first floor the landing provides access to four double bedrooms, a single bedroom/office and the house bathroom. The property has a garage on the lower ground floor with electric and up and over door. Externally to the front there is a

driveway, lawned garden and paved path and steps to the house. To the rear of the property is another drive, lawned garden and mature shrubs to either side of the home.

Heaton is a popular and well established residential neighbourhood with convenient access to local shops, Lister Park and Heaton Woods. The historic World Heritage site of Saltaire is within comfortable distance where a broad range of everyday shops and quaint eateries are available. The nearby Frizinghall railway station provides a frequent service into the cities of Leeds and Bradford and into the popular local towns of Skipton and Ilkley.



Ground Floor



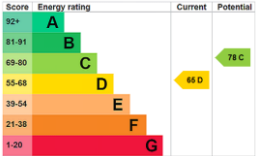
First Floor

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 Mortgage Advice Bureau
01274 515 763

 Dacres Surveys
Call for a quote
01943 885 400

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Contact us



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Directions

Proceed up Moorhead Lane and on reaching the crossroads with Bingley Road turn left into Bingley Road. Continue along Bingley Road and at the traffic lights proceed straight ahead into Toller Lane. Turn left on to Toller Grove and the property will be further along on the right hand side.

Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council,
- Council Tax Band E

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating is from a gas fired combination boiler.
- Drive to front and rear and a garage

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link

<https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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