DACRE, SON & HARTLEY
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OVER 200 YEARS OF YORKSHIRE PROPERTY



Guide Price £350,000

- Detached property
- Three bedrooms
- Two occasional rooms
- Substantial plot
- Cul-de-sac location

3 Toller Park, Bradford, West Yorkshire, BD9 5NR

A spacious three-bedroom detached property occupying a generous plot in a quiet cul-de-sac location

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3 Toller Park, Bradford, West Yorkshire, BD9 5NR

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

General remarks

Situated within the ever popular residential area of Heaton, this attractive detached property occupies a large plot within a quiet cul-de-sac location. Offering spacious and versatile accommodation, off-street parking, two occasional rooms to the first floor and a useful lower ground floor utility room, the property is well suited to a range of buyers seeking a home with plenty of potential.

The property briefly comprises; entrance hallway, spacious living room, kitchen/diner, three bedrooms and house bathroom to the ground floor, with two additional occasional rooms to the first floor. The lower ground floor provides a useful utility room, offering further practicality and storage.

Externally, the property occupies a generous plot, with off-street parking to the front and a reasonably sized rear garden providing an excellent outdoor space for relaxing and entertaining. Conveniently positioned for local amenities, schools and transport links, this property presents an excellent opportunity to acquire a detached home in this sought-after residential location.

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, continue down then turn right onto Toller Park.

Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council
- Council Tax Band is currently D

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating is from a gas fired combination boiler.
- Driveway

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

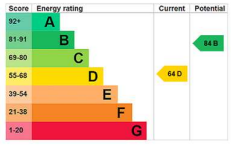
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer 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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Floorplans



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