



## Toller Drive

Bradford, BD9 5NU

Offers Over £390,000



This substantial five-bedroom semi-detached house is offered **\*\*for sale\*\*** in a sought-after residential area of Bradford, set on a generous corner plot with excellent outdoor space and parking.

The property provides three reception rooms, a fitted kitchen, three bathrooms (including a downstairs WC/cloakroom), and five bedrooms which can be flexibly arranged to include a study if desired. There are 15 rooms in total, including three functional cellar rooms which offer scope for conversion, as well as a lower ground room suitable as a games room or additional bedroom, with a shower in situ. Original features, authentic wooden panelling in the halls, a fireplace, wooden polished floors on the first level, and decent quality carpets give the house character and practicality. Four bedrooms benefit from fitted wardrobes, with further built-in storage and shelving to the attic bedrooms. The roof was renewed with high-quality insulation in 2025 and the boiler remains under warranty, with a recent gas safety certificate.

Outside, there is a large, well-stocked rear garden with decking and patio areas, a red brick shed/greenhouse, and a concrete base for an additional outbuilding. To the front, there is a good-sized garden, tarmac driveway for off-street parking for two cars, and a garage with inspection pit.

Located in BD9, the property is well placed for local amenities, schools and public transport. Bradford Forster Square and Bradford Interchange provide services to Leeds in around 20 minutes and to Manchester in approximately an hour, while nearby parks and Bradford's city centre facilities are within easy reach by bus or car.



## BASEMENT

Storage Room Three

Reception Room

## GROUND FLOOR

Lounge

Dining Room

Kitchen

Reception Room One

Reception Room Two

W/C

## FIRST FLOOR

Bedroom Three

Bedroom Four

Bedroom Five

Family Bathroom

w/c

## SECOND FLOOR

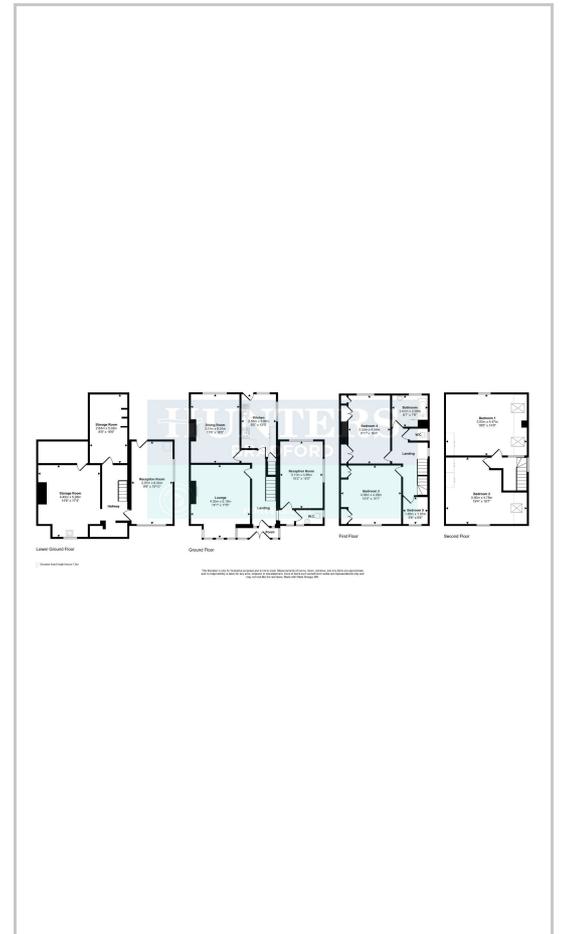
Bedroom One 19'5" x 14'7" (5.93 x 4.47)

Bedroom Two 19'4" x 15'7" (5.90 x 4.75)

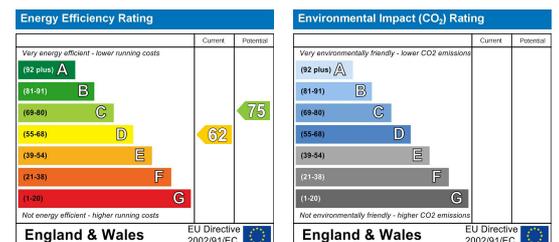
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

2 Wakefield Road, Bradford, BD4 7AT

Tel: 01274 393955 Email: [bradford@hunters.com](mailto:bradford@hunters.com) <https://www.hunters.com>