



**Toller Lane  
Bradford  
West Yorkshire  
BD9 5JB**

**Offers In Excess Of £246,000**

**bettermove**

# Toller Lane Bradford

Bettermove are proud to present this 6 bedroom terraced house in Bradford.

The property benefits from double glazing, gas central heating throughout and has off street parking available to the rear of the property.

The council tax band is C.

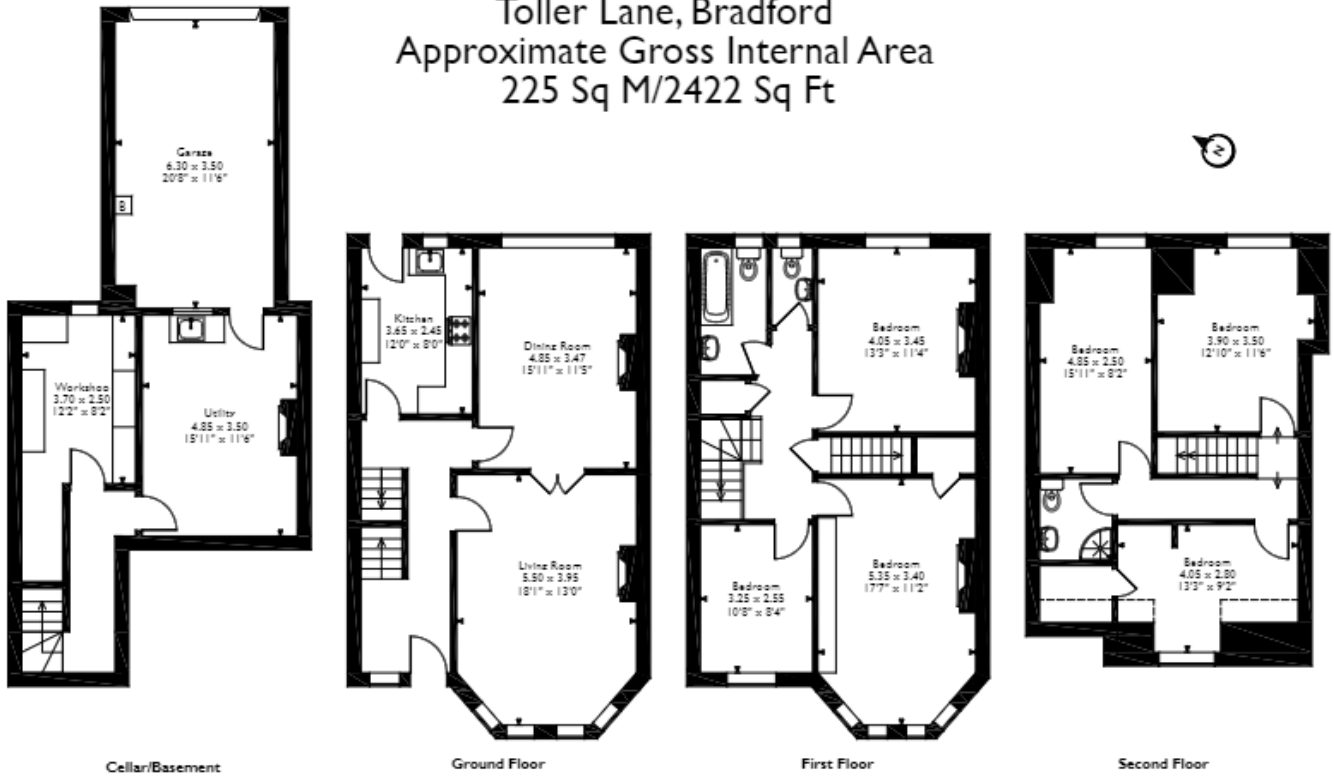
The interior of this beautifully presented property comprises a spacious living room, dining room and fitted kitchen on the ground floor. The first floor consists of 3 bedrooms, w/c and the family bathroom. The second floor holds a further 3 bedrooms and shower room. The lower ground floor hosts the utility room, workshop and garage. The exterior boasts a private rear terrace, perfect for enjoying the summer months.

Located in the popular city of Bradford, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A6177 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



## Toller Lane, Bradford Approximate Gross Internal Area 225 Sq M/2422 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

| Energy Efficiency Rating                           |          | Current                 | Potential |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |          |                         |           |
| (92+)  | <b>A</b> |                         |           |
| (81-91)  | <b>B</b> |                         |           |
| (69-80)  | <b>C</b> |                         | 79        |
| (55-68)  | <b>D</b> |                         |           |
| (39-54)  | <b>E</b> | 53                      |           |
| (21-38)  | <b>F</b> |                         |           |
| (1-20)   | <b>G</b> |                         |           |
| <i>Not energy efficient - higher running costs</i> |          |                         |           |
| <b>England, Scotland &amp; Wales</b>               |          | EU Directive 2002/91/EC |           |



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