



52 Merrivale Road, Allerton, Bradford, BD15 7SL

**** STUNNING VIEWS ** FANTASTIC FIRST TIME PURCHASE/YOUNG FAMILY HOME **** Having undergone many recent improvements, to include replacement kitchen, partial re-wire, decoration and flooring, this **END TOWN HOUSE** offers spacious accommodation within the **THREE BEDROOMS** on offer. Benefitting further from GCH, DG. There are pleasant gardens to front and rear with a lovely outlook across Bradford. Situated with this increasing popular area of BD15 Allerton, well placed for many of the amenities, schools and transport links to neighbouring villages, Bingley and Bradford. We **STRONGLY URGE EARLY ARRANGEMENT OF VIEWING**

£130,000

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ENTRANCE HALLWAY

Cupboard under stairs

LOUNGE 13'7" x 13'6" max (4.14m x 4.11m max)

DINING KITCHEN 10'2" x 19'8" (3.1m x 6m)

Fitted kitchen with base units and worktops. oven, hob, extractor and plumbing for washer

LANDING

Cupboard and loft access

BEDROOM ONE 10'3" x 13'7" (3.12m x 4.14m)

Far reaching views

BEDROOM TWO 12'1" x 9'6" (3.68m x 2.9m)

BEDROOM THREE 9'4" (2.84) x 8'3" (2.51) max including stair head

BATHROOM

Coloured suite with corner bath and shower over. Partly tiled

OUTSIDE

Gardens to front and tiered gardens to rear

FURTHER INFORMATION

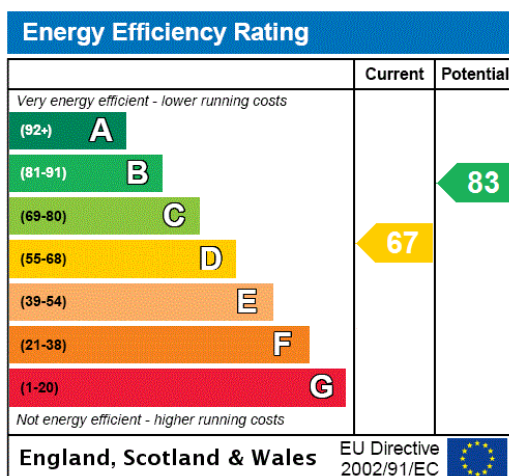
Council Tax - Band A

Tenure - Freehold

MORTGAGES We recommend The Mortgage Maestro, who are whole of market mortgage brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today. Your home may be repossessed if you do not keep up to repayments on your mortgage.

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.





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