Robert Watts

GETTING WEST YORKSHIRE MOVING



15 Chelwood Drive, Allerton, Bradford, BD15 7YD

** GREAT FAMILY HOME ** IDEAL FOR ALL THE LOCAL AMENITIES **

** CLOSE TO SCHOOLS, SHOPS AND PUBLIC TRANSPORT LINKS **

Viewing is strongly advised for this well presented SPACIOUS SEMI DETACHED currently providing THREE BEDROOMS, lounge DINING KITCHEN, and RECENTLY FITTED family bathroom. Benefitting further from GCH and DG. There are good size gardens to both front and rear with seating areas, off road parking and ample space for potential extension. BOOK YOUR VIEWING TODAY!

£195,000

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RWEstateAgents @robertwatts_

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ENTRANCE HALLWAY
Stairs leading to the first floor

LOUNGE 13'3" x 13'3" (4.04m x 4.04m)
Spacious reception room with feature fireplace housing gas fire

DINING KITCHEN 14'7" x 8'6" (4.45m x 2.6m)
Lovely, dining kitchen with a selection of wall and base units, sink and drainer. Freestanding cooker with extractor and space for under counter appliances

REAR HALL
With store cupboard

FIRST FLOOR
Landing area with store cupboard and loft access

BEDROOM ONE 11'4" x 13'4" max (3.45m x 4.06m max)

BEDROOM TWO 11'4" x 8'6" (3.45m x 2.6m)
Fitted wardrobes and useful store cupboard

BEDROOM THREE 8'10" (2.7) x 7'11" (2.41) including stair head

FAMILY BATHROOM
Recently installed family bathroom with freestanding roll top bath, sink and W.C

OUTSIDE
Garden to the front with off road parking. Gated path to the side and large gardens to the rear with seating area, lawn and raised bedding borders

BUYERS DISCLAIMER
Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service. Please note this is not refundable Please note this is not refundable

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.







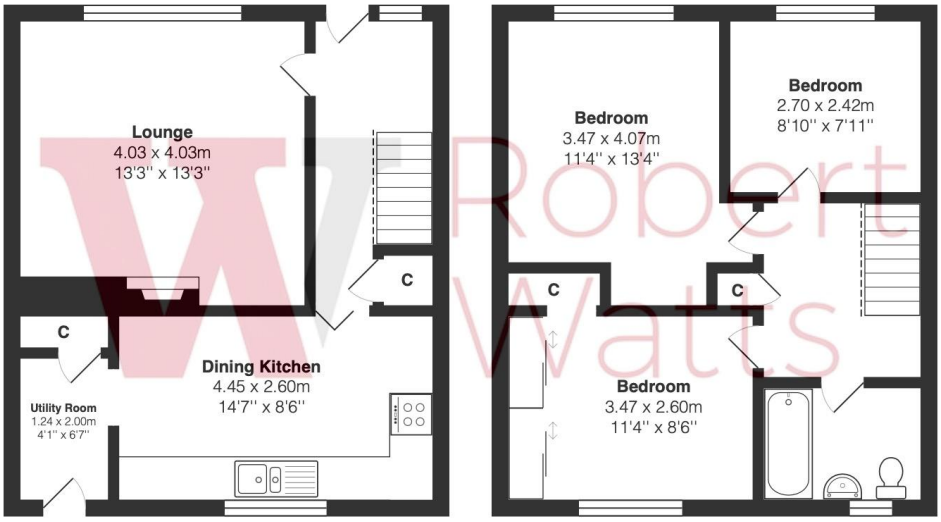








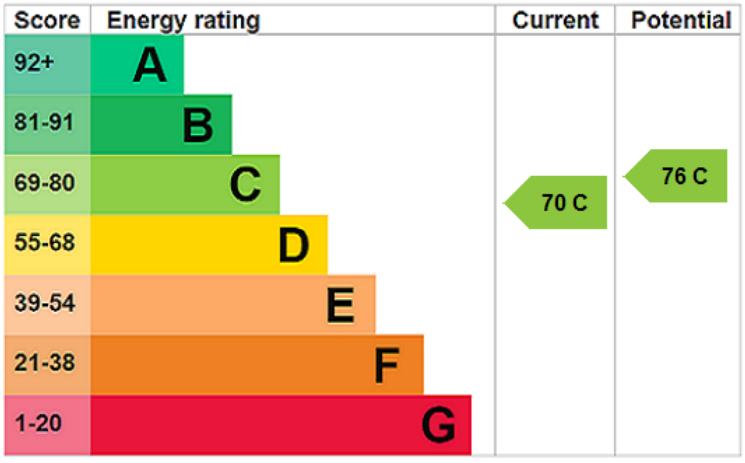




Ground Floor **First Floor**

Total Area: 79.4 m² ... 854 ft²

All measurements are approximate and for display purposes only



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