



## 194 Allerton Road, Allerton, Bradford, BD15 7AA

**\*\* COMMANDING PLOT POSITION \*\* ATTRACTIVE TRADITIONAL SEMI DETACHED \*\*** Situated within this increasingly popular residential area, ideal for schools, shops, transport links to city centre and walks in the park this lovely semi detached property which boasts many traditional features and is in need of updating throughout. Briefly comprising: entrance hallway, lounge, dining room and kitchen. **THREE BEDROOMS** and bathroom. Externally are pleasant gardens to the front and rear with driveway, allowing parking for several cars, leading to the garage. Plenty of scope for extension (subject to permissions).

£189,950

**T** 01274 601119 **E** [wibsey@robertwatts.co.uk](mailto:wibsey@robertwatts.co.uk) **W** [robertwatts.co.uk](http://robertwatts.co.uk)  
Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

**f** [RWEstateAgents](https://www.facebook.com/RWEstateAgents) **t** [@robertwatts\\_](https://twitter.com/robertwatts_)

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## **ENTRANCE HALLWAY**

Open stairs leading to the first floor

## **LOUNGE 13' x 10'11" (3.96m x 3.33m)**

Pleasant reception room with bay window and feature fireplace

## **DINING ROOM 13' x 11'10" (3.96m x 3.6m)**

Overlooking the rear gardens with feature fireplace

## **KITCHEN 6'6" x 7'5" (1.98m x 2.26m)**

Traditional kitchen with selection of wall and base units, sink and drainer, plumbing for washer and cooker point

## **FIRST FLOOR**

Landing area

## **BEDROOM ONE 12'11" x 11'2" (3.94m x 3.4m)**

Built in wardrobes and great outlook

## **BEDROOM TWO 12' x 11'9" (3.66m x 3.58m)**

Built in wardrobes and shelving

## **BEDROOM THREE 6'7" x 7'5" (2m x 2.26m)**

## **BATHROOM**

Coloured suite with shower over bath and screen

## **SEPARATE W/C**

## **OUTSIDE**

Sit on an elevated position the front gardens have mature shrubs and are tiered. driveway to the side allowing parking for several cars leading to a DETACHED GARAGE. Lawned gardens to the rear with covered seating area

## **FURTHER INFORMATION**

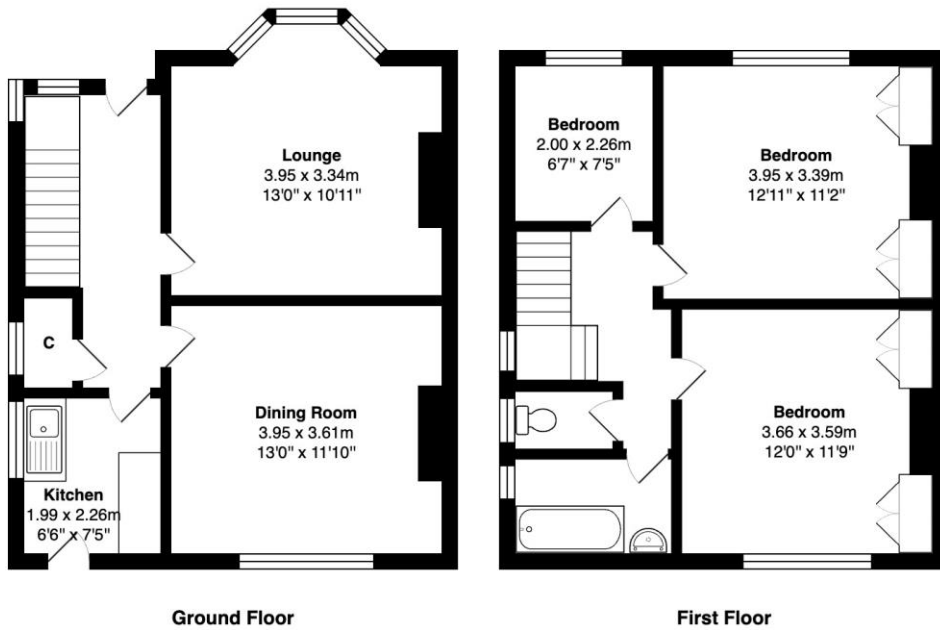
Council Tax - Band C

Tenure - Freehold

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.







Total Area: 86.7 m<sup>2</sup> ... 934 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

01274 601119 
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 @robertwatts\_

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