



29 Chelwood Drive, Allerton, Bradford, BD15 7YD

**** GREAT FAMILY HOME ** IDEAL FOR ALL THE LOCAL AMENITIES **** Viewing is strongly advised for this well presented SPACIOUS SEMI DETACHED currently providing THREE BEDROOMS, lounge DINING KITCHEN and 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. Well placed for many local amenities and activities for the children. **BOOK YOUR VIEWING TODAY**

£170,000

T 01274 601119 **E** wibsey@robertwatts.co.uk **W** robertwatts.co.uk
Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

f RWEstateAgents **T** @robertwatts_

arla | propertymark naea | propertymark

29 Chelwood Drive, Allerton, Bradford, BD15 7YD

ENTRANCE HALLWAY

Laminate flooring and stairs to first floor

LOUNGE 13'7" x 13'8" (4.14m x 4.17m)

Good size reception room with feature fireplace

DINING KITCHEN 15'1" x 8'10" (4.6m x 2.7m)

Fitted kitchen with an array of wall and base units. Worktops, sink and drainer. Freestanding cooker, plumbing for washer and dish washer

UTILITY ROOM 6'11" x 4'6" (2.1m x 1.37m)

Useful room with space for dryer, power and light. Large walk in store

FIRST FLOOR

Landing area with cupboard

BEDROOM ONE 12'2" x 11'9" (3.7m x 3.58m)

BEDROOM TWO 12'2" x 8'11" (3.7m x 2.72m)

Walk in store

BEDROOM THREE 9'1" x 8'3" (2.77m x 2.51m)

BATHROOM

Three piece white suite with shower over bath, sink and W.C

OUTSIDE

Paved off road parking to the front with lawns. Bin store and path to the side leading to a good size rear garden mainly laid to lawn with paved seating area and shed

FURTHER INFORMATION

Council Tax - Band A

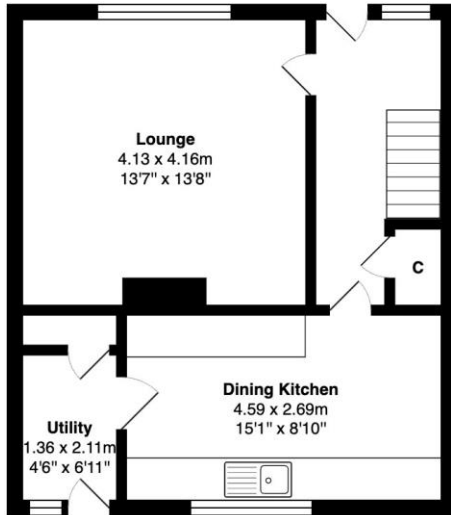
Tenure - Freehold

MORTGAGES

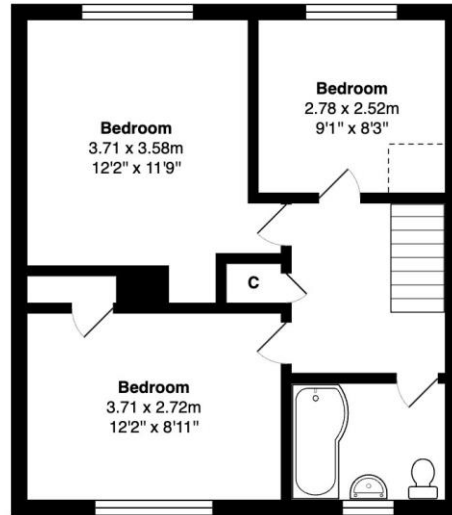
We recommend The Mortgage Maestro, who are whole of market mortgage brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today. Your home may be repossessed if you do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





Ground Floor



First Floor

Total Area: 85.7 m² ... 922 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

T 01274 601119 **E** wibsey@robertwatts.co.uk **W** robertwatts.co.uk
Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

f RWEstateAgents **t** @robertwatts_

arla | propertymark naea | propertymark