



## 456 Allerton Road, Allerton, Bradford, BD15 7DY

**\*\* MODERNISATION PROJECT \*\* WOULD MAKE A GREAT BUY TO LET \*\* OFFERED WITH NO CHAIN \*\***

Situated within the Allerton Village and close to amenities is this **GRADE II** listed blind back **TERRACED** property. Briefly comprising: Entrance Porch, open plan living area and keeping cellar, **TWO BEDROOMS** (one being a box room) and bathroom. Well placed for commute to city centre and neighbouring villages, schools and shops.

**£79,950**

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## **ENTRANCE PORCH**

### **OPEN PLAN LIVING AREA 14'9" x 17' (4.5m x 5.18m)**

Good size open plan living area with feature fireplace

## **KITCHEN**

Selection of wall and base units. Worktops, sink and drainer. Oven, hob, extractor and plumbing for washer. Access to cellar

### **BEDROOM ONE 11'4" x 10'7" approx (3.45m x 3.23m approx)**

Access to the loft

### **BEDROOM TWO 6'1" (1.85) x 7'8" (2.34) including stairhead**

## **BATHROOM**

Three piece suite

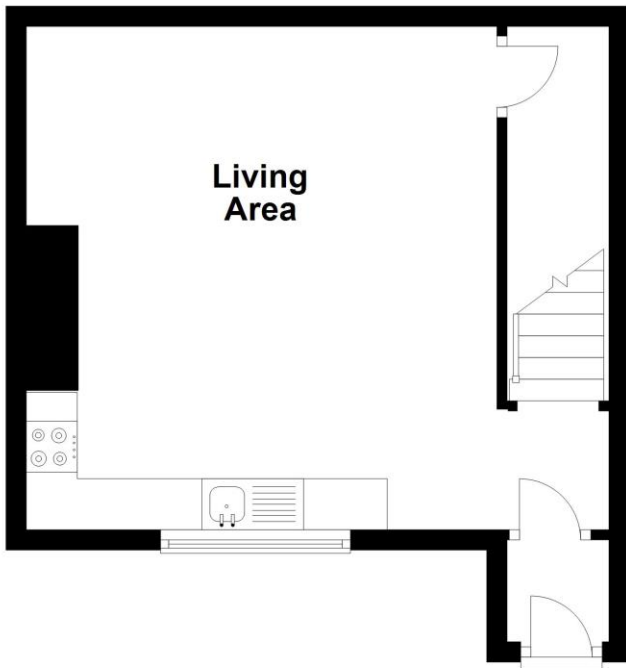
**GRADE II DISCLAIMER** NB: THE UPVC CURRENTLY INSTALLED IN THIS PROPERTY IS NON COMPLIANT WITH GRADE II LISTING REQUIRMENTS. WE ADVISE YOU TO CLARIFY WITH YOUR SOLICITOR.

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.

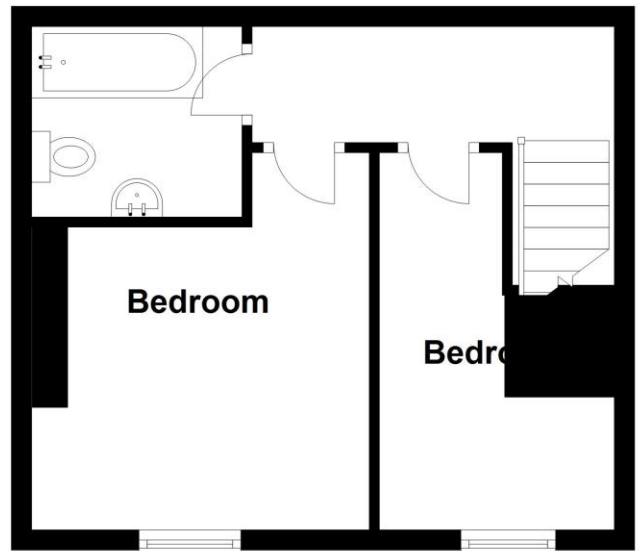




## Ground Floor



## First Floor



Total area: approx. 57.6 sq. metres (620.1 sq. feet)

Please Note: This plan is for general layout guidance only and not to be relied upon for measurements.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	<b>86</b>
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	<b>68</b>
(39-54)	<b>E</b>	
(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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