



19 Prospect Terrace, Allerton, Bradford, BD15 7RQ

**** STUNNING EXAMPLE OF ITS TYPE ** VAST POTENTIAL FOR BASEMENT CONVERSION (subject to permissions)**
**** CAN ONLY BE APPRECIATED ON INTERNAL INSPECTION **** Delightful double fronted END FRONT TERRACED property offered with NO CHAIN! Situated within the village of Allerton, BD15, close to amenities, schools, Bradford Royal Infirmary and fantastic transport links, we feel this is an ideal property for FTB/YOUNG FAMILIES who would like an opportunity to create even more space should they wish. Briefly comprising: entrance hallway, lounge and dining kitchen, which provides internal access to the LARGE BASEMENT (provides 3 separate rooms and external access to the gardens). TWO LARGE DOUBLE BEDROOMS and family bathroom. Benefitting further from GCH, DG and gardens to the front. **BOOK YOUR VIEWING TODAY**

£115,000

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

19 Prospect Terrace, Allerton, Bradford, BD15 7RQ

ENTRANCE HALLWAY

Inviting entrance hall with spindle stairs leading to first floor

DINING KITCHEN 11'3" x 17'4" (3.43m x 5.28m)

Lovely size with selection of wall and base units, worktops with splashback tiled walls. Sink and drainer, oven, hob and extractor. Plumbing for washer and access to basement

LOUNGE 13'4" x 17'4" (4.06m x 5.28m)

Brick featured fire surround leading into alcoves housing electric fire

BASEMENT

Vast potential for conversion (subject to permissions)

ROOM ONE 10'4" x 11'5" (3.15m x 3.48m)

External door access

INNER HALL

Stairs leading up, coal hole and store area

ROOM TWO 12'8" x 10'7" (3.86m x 3.23m)

Window and fireplace

ROOM 3 5'8" x 12'8" (1.73m x 3.86m)

Off from room two, NB: No window

FIRST FLOOR

Landing area with high ceiling

BEDROOM ONE 17'4" x 12'5" max (5.28m x 3.78m max)

Fitted wardrobes to alcoves

BEDROOM TWO 17'4" (5.28) x 11'5" (3.48) narrowing to 9'1" (2.77)

BATHROOM 7'6" x 7'1" (2.29m x 2.16m)

Family bathroom with white suite, shower over bath, sink, W.C, splashback tiled walls

OUTSIDE

Gardens to the front with potential to create off road parking (subject to permissions) door leading to the hallway and bathroom

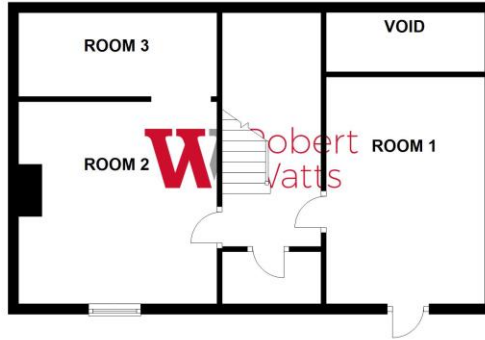
PLEASE NOTE

This property is subject to a flying freehold, Please consult with your legal advisor for further information.

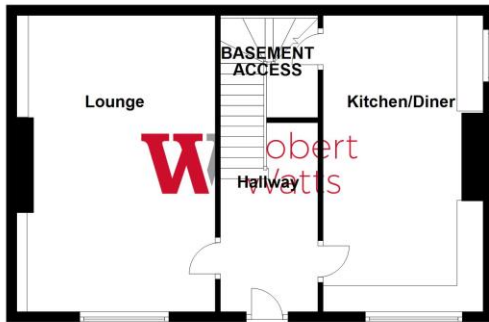
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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.



Basement



Ground Floor



First Floor



Total area: approx. 151.9 sq. metres (1634.7 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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	63	
(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 nea | propertymark