



40 Merrivale Road, Allerton, Bradford, BD15 7SL

**** STUNNING VIEWS ** FANTASTIC FIRST TIME PURCHASE/YOUNG FAMILY HOME ** MID TOWN HOUSE** offers spacious accommodation within the **THREE BEDROOMS** on offer. Benefitting further from GCH, DG. There are pleasant gardens to the front and rear with a lovely outlook across Bradford. Situated within this increasingly popular area of BD15 Allerton, well placed for many amenities, schools and transport links to neighbouring villages, Bingley and Bradford. We **STRONGLY URGE EARLY ARRANGEMENT OF VIEWING!**

£135,000

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ENTRANCE HALLWAY

Under stair cupboard

LOUNGE 12'6" x 13'6" (3.8m x 4.11m)

Recently fitted carpet

KITCHEN 15'10" x 9'2" (4.83m x 2.8m)

Fitted kitchen with a selection of wall and base units, worktops, sink and drainer. Oven, hob and extractor, plumbing for washer

REAR VESTIBULE

With large store area

FIRST FLOOR

Good size landing area with loft access and store cupboard

BEDROOM ONE 12'3" (3.73) x 10'1" (3.07) plus recess

Lovely views

BEDROOM TWO 11'8" x 9'1" (3.56m x 2.77m)

Built in wardrobes

BEDROOM THREE 9'3" (2.82) x 8'2" (2.5) including stairhead

Good size third bedroom with great views

BATHROOM

Bath with shower over and sink

SEPARATE W/C

OUTSIDE

Lawned gardens to the front and rear

BUYER 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

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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