Robert Watts

GETTING WEST YORKSHIRE MOVING

30 Grange Drive, Allerton, Bradford, BD15 7RZ

** OFFERED WITH NO CHAIN ** SUPERB PLOT POSITION ** SET BACK FROM THE ROAD ** VAST POTENTIAL FOR EXTENSION OPPORTUNITIES (subject to permissions). **

Sat on an enviable set back corner position with extensive grounds to three sides. Attractive LARGER STYLE SEMI DETACHED briefly comprising: entrance hallway, lounge, dining room and good size kitchen. THREE BEDROOMS (no box room!) and family bathroom. Benefitting from a pleasant outlook to the front elevation, GCH and DG, externally is plenty of parking leading to a detached garage. Behind the garage is a large patio area leading to the rear with mature shrub screening and lawns. Allerton is well placed for commute to neighbouring towns and villages. The property is well placed for the amenities on offer and walks through the park. VIEWING IS STRICTLY BY APPOINTMENT ONLY

Asking Price £250,000

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ENTRANCE HALLWAY
Stairs leading to first floor, useful under stair cupboard

LOUNGE 11'10" x 14'6" (3.6m x 4.42m)
Good size reception room with feature fireplace. Opening through to the dining room

DINING ROOM 11'5" x 9'6" (3.48m x 2.9m)

KITCHEN 11'5" x 7'5" (3.48m x 2.26m)
Fitted kitchen with a selection of wall and base units, worktops with sink and drainer. Oven hob and extractor. Plumbing for washer and pantry

FIRST FLOOR
Landing area with loft access and store cupboard

BEDROOM ONE 14'1" x 10'5" (4.3m x 3.18m)
Fitted wardrobes

BEDROOM TWO 12'2" x 10' (3.7m x 3.05m)

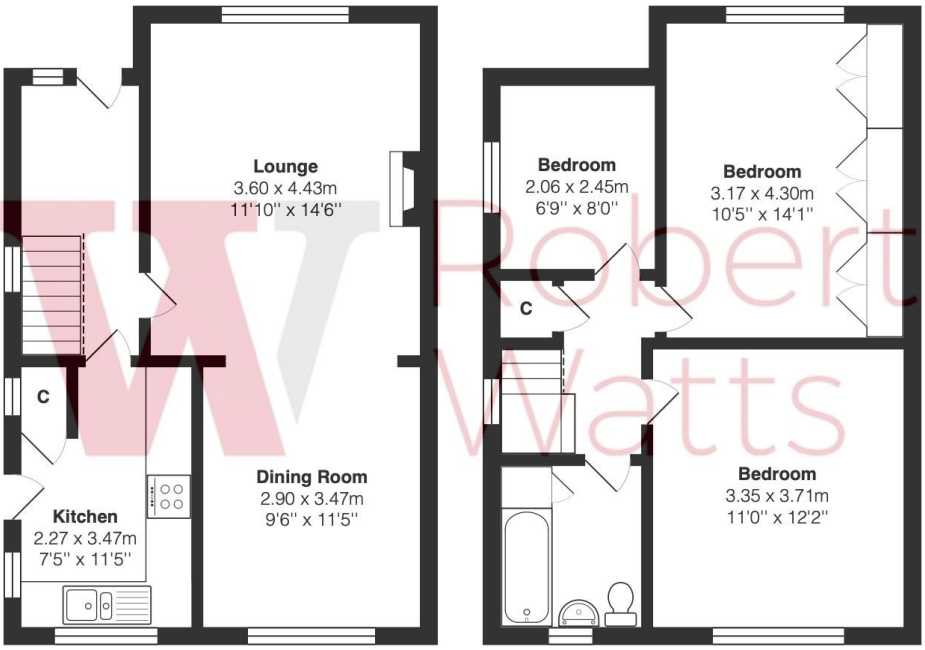
BEDROOM THREE 6'9" x 8' (2.06m x 2.44m)

BATHROOM
Three piece bathroom suite with shower over bath, vanity style sink and W.C

OUTSIDE
Driveway allowing parking for several cars leads to a detached garage. Lawn gardens to the front with additional garden space to the side and behind the garage. The rear garden is an oasis for nature with lawns, mature shrubs and screening

BUYER DISCLAIMER
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. Please note this is not refundable

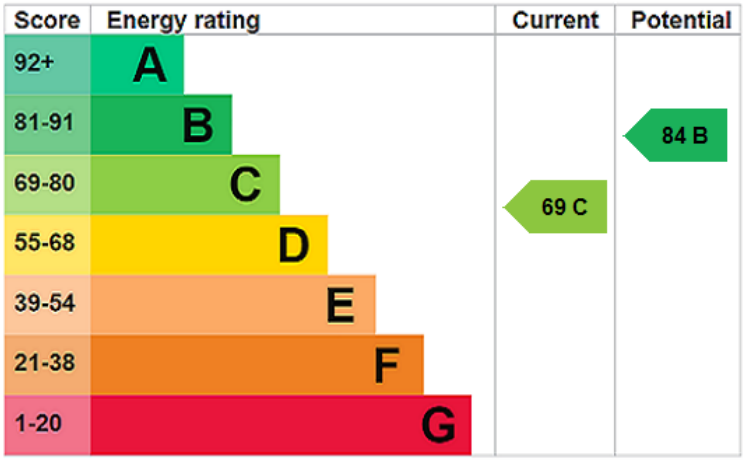
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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: 83.2 m² ... 895 ft²

All measurements are approximate and for display purposes only



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