

**208 Allerton Road**

Allerton, Bradford, West Yorkshire, BD15 7AA

**£165,000**

# Property Features

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- SEMI DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- POPULAR LOCATION
- LARGE REAR GARDEN
- PARKING AT THE REAR
- ELEVATED POSITION
- VIEWS ACROSS LADYHILL PARK
- NO CHAIN

## Full Description

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**\*\* TWO BEDROOM SEMI-DETACHED BUNGALOW \*\***  
**LARGE REAR GARDEN WITH DRIVEWAY \*\*** GAS CENTRAL HEATING \*\* UPVC DOUBLE GLAZING \*\* This true bungalow in Allerton sits in an elevated position and affords a good degree of privacy. Handily placed for Allerton village amenities, schools and city centre access. Briefly comprising of: Entrance Hall, Lounge, Kitchen, Two Bedrooms, Loft Space & Bathroom. Early viewing is advised.

### ENTRANCE HALL

Doors off to all rooms, hatch to the loft space and a central heating radiator.

### LOUNGE

11' 10" x 11' 9" (3.61m x 3.58m)

Original tiled fireplace with open fire grate. Bay window to the front elevation and a central heating radiator.

### KITCHEN

12' 6" x 6' 7" (3.81m x 2.01m)

Fitted base and wall units, laminated work surfaces and splash-back tiling. Integrated electric oven, electric hob and extractor canopy. Plumbing for a washing machine and an useful pantry with window to the rear. Further window to the side elevation, external door to the rear and a central heating radiator.

### BEDROOM ONE

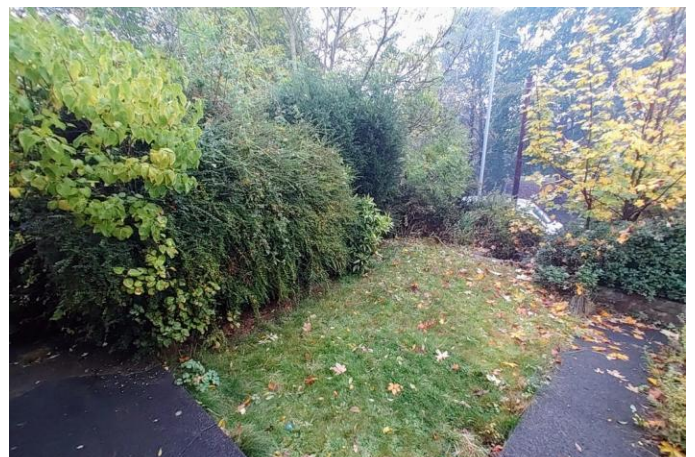
11' 0" x 9' 5" (3.35m x 2.87m)

Bay window to the elevation and a central heating radiator.

### BEDROOM TWO

8' 10" x 8' 9" (2.69m x 2.67m)

Window to the front elevation and a central heating radiator.



## BATHROOM

Three piece suite comprising of a panelled bath with electric shower over, pedestal washbasin and a low flush WC. Window to the rear elevation, chrome heated towel rail and an electric wall heater.

## EXTERNAL

The front of the property is elevated and screened from the road side and has views across the park opposite. A pathway leads to the good-sized rear garden that is fully enclosed, block-paved and has the potential for vehicular access from Wimborne Drive, with parking for several cars. Please note - There are several steps leading up to the front of the property from the roadside.

## PURCHASE DETAILS:

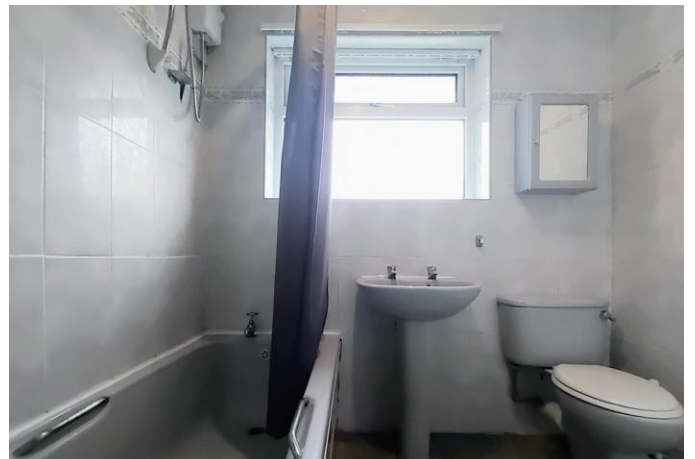
*Please note that the services & appliances have not been tested & the property is sold on that basis.*

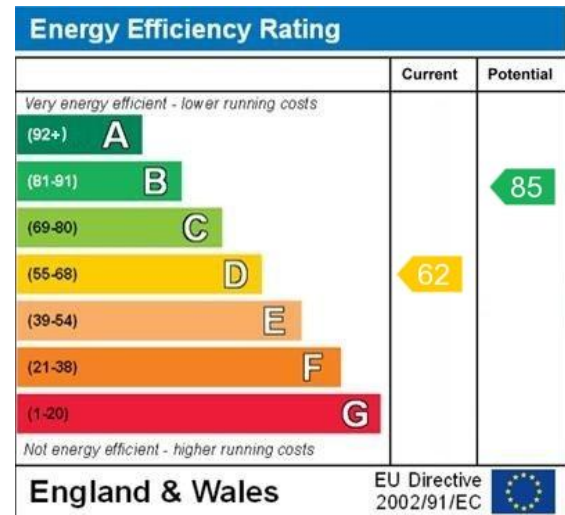
Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

**VALUATION:** If you are thinking of selling your home, why not contact one of our offices now for a FREE VALUATION strictly without any obligation. Contact us on Bradford (01274) 880019.

**MORTGAGES:** A full range of mortgage facilities are available subject to status. Our Financial Consultant will be only too happy to discuss with you your individual requirements. Please contact us for FREE & CONFIDENTIAL ADVICE.

**RENT-A-HOUSE:** Thinking of renting your HOUSE? FLAT? Contact (01274) 880019 for further details.





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**Ground Floor**  
 Approx. 48.9 sq. metres (526.9 sq. feet)



Total area: approx. 48.9 sq. metres (526.9 sq. feet)

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements