



9 Downside Crescent
Allerton, Bradford, , BD15 7LH

£115,000

Property Features

- TWO BEDROOM SEMI DETACHED
- EX-LOCAL AUTHORITY
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- MODERNISATION REQUIRED
- GARDENS FRONT & REAR
- KITCHEN & UTILITY
- POPULAR LOCATION
- CLOSE TO LOCAL AMENITIES
- NO CHAIN

Full Description

**** TWO BEDROOM SEMI-DETACHED ** GARDENS FRONT & REAR ** SOME UPDATING REQUIRED ** SURPRISINGLY SPACIOUS **** This ex-local authority semi detached property in Allerton will make an ideal investment and offers scope to modernise and update. Available with NO CHAIN and benefitting from gas central heating and UPVC double glazing. Briefly comprising of: Entrance Hall, Lounge, Dining Kitchen, Utility/Lobby, First Floor - two Bedrooms & a Bathroom. Gardens front, side & rear.

ENTRANCE HALL

Stairs to the first floor, central heating radiator and a door to the lounge.

LOUNGE

12' 10" x 12' 8" (3.91m x 3.86m)

Bay window to the front elevation and a central heating radiator.

KITCHEN/DINER

12' 10" x 8' 9" (3.91m x 2.67m)

Fitted with a range of base and wall units, working surfaces and splashback tiling. Gas cooker point, washing machine plumbing and a stainless steel sink and drainer. There are windows to the side and rear elevations and a central heating radiator.

REAR LOBBY / UTILITY

8' 9" x 4' 5" (2.67m x 1.35m)

Accessed from the kitchen and offering additional storage space, under-stairs store and a door to the rear garden.

FIRST FLOOR

Landing area with access to the loft space and a useful airing cupboard.



BEDROOM ONE

17' 1" x 9' 6" (5.21m x 2.9m)

A good-sized master bedroom with two windows to the front elevation, central heating radiator and an airing cupboard. Subject to the relevant planning regulations, this room may offer potential to split to create a small third bedroom.

BEDROOM TWO

11' 8" x 8' 1" (3.56m x 2.46m)

A second double bedroom with a window to the rear and a central heating radiator.

BATHROOM

Panelled bath with electric shower over and a pedestal washbasin. Part-tiled walls, central heating radiator and a window to the rear.

WC

A separate WC with a window to the rear.

EXTERNAL

To the front of the property is a garden path, lawn and mature hedging. A pathway leads down the side of the house to the rear garden that consists of a paved patio, gravel area, lawn and flowerbeds.

PURCHASE DETAILS:

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

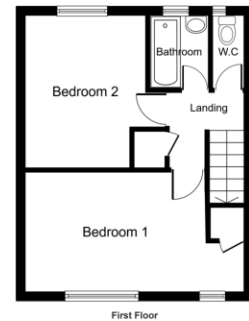
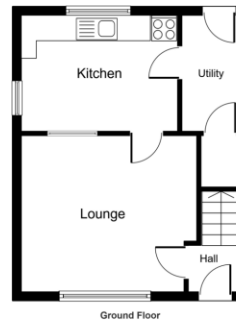
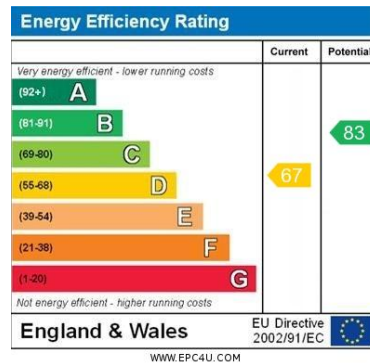
Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and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