



**Dalecroft Rise, Allerton Bradford BD15 9AX**

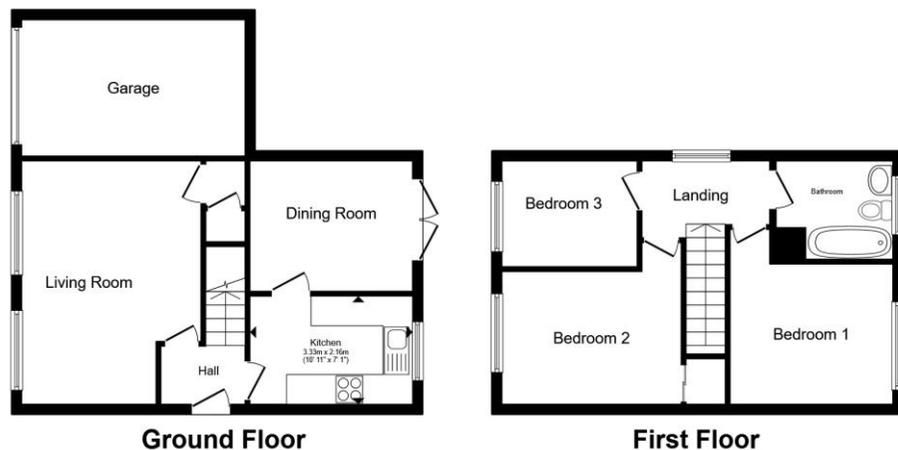
**welcome to**

**Dalecroft Rise, Allerton Bradford**

For sale by Modern Method of Auction Starting bid £200,000, plus Reservation Fee. Nestled in the heart of Allerton and available with no onward chain, a well-proportioned three-bedroom detached property offering good potential for modernisation throughout. Double glazing and central heating.



For sale by Modern Method of Auction Starting bid £200,000, plus Reservation Fee. Nestled in the heart of Allerton and available with no onward chain, a well-proportioned three-bedroom detached property offering good potential for modernisation throughout. This property provides spacious accommodation throughout and set on a good-sized plot with a sizeable rear garden, single garage and driveway. Presenting an excellent opportunity for buyers wishing to update and personalise a property. Internally, the property comprises of an entrance hallway, living room, kitchen and dining room. To the first floor, we have three bedrooms and a house bathroom. Externally, the property offers a good size lawned rear garden with mature shrubs and a patio area. Double glazing and central heating throughout.



Total floor area 91.7 m<sup>2</sup> (987 sq.ft.) approx  
 This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



## Auctioneer's Comments

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## Entrance Hallway

## Living Room

14' 1" x 18' 7" ( 4.29m x 5.66m )

## Dining Room

16' 2" x 11' 11" ( 4.93m x 3.63m )

## Kitchen

10' 10" x 7' 1" ( 3.30m x 2.16m )



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## Dalecroft Rise, Allerton Bradford

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three bedroom, Detached property
- No onward chain

Tenure: Freehold EPC Rating: C

Council Tax Band: D

guide price

**£200,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SHP111263 - 0008

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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