Robert Watts

GETTING WEST YORKSHIRE MOVING

186 Allerton Road, Allerton, Bradford, BD15 7AB

***GUIDE PRICE £470,000- £480,000 *** SUBSTANTIAL DETACHED FAMILY HOME ** PROMINANT ROAD SIDE POSITION ** SAT ON CORNER PLOT WITH A VAST AMOUNT OF SCOPE TO CREATE MORE** This property will not disappoint. An abundance of space greets you upon entry with large hallway, lounge and over 22ft formal sitting room! The dining kitchen is a great space for family gatherings with patio doors leading to the surrounding lawned gardens. Additionally, the garage conversion is an ideal opportunity to create additional living space. Upstairs, the FIVE LARGE BEDROOMS are accompanied with house bathroom and separate shower room making this an ideal space for multi-generational families. Externally, the grounds are complimented with an array of fruit trees and block paved parking. Situated within the Allerton area which has many amenities, schools, close to the BRI hospital and commuter links to the city centre. VIEWING ADVISED

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ENTRANCE HALLWAY
Stripped polish wood flooring, stairs leading to the first floor and store cupboards

SITTING ROOM 11'5" x 13'11" (3.48m x 4.24m)
Feature fireplace and twin decorative arch windows

FORMAL LOUNGE 22'9" x 11'5" (6.93m x 3.48m)
Large space with windows to side and rear elevation allowing plenty of natural light

FORMER GARAGE 16'10" x 9'6" (5.13m x 2.9m)
Currently utilised as utility and store, this is a good opportunity for an additional bedroom/home office

DINING KITCHEN 20'2" x 15'9" max (6.15m x 4.8m max)
Quality solid wood wall and base units to include display cabinets with a central range cooker and extractor looking over the dining room. Integrated appliances include dishwasher, space for fridge freezer and microwave. Many family gatherings can be seen here with the patio doors leading to an enclosed rear, lawned garden

FIRST FLOOR
Galleried spacious landing with loft access

LOFT
A large space which is partly boarded

BEDROOM ONE 13'11" x 11'5" (4.24m x 3.48m)

BEDROOM TWO 10'10" x 10'8" (3.3m x 3.25m)

BEDROOM THREE 10'10" x 11'5" (3.3m x 3.48m)

BEDROOM FOUR 11'4" x 9'5" (3.45m x 2.87m)

BEDROOM FIVE 9'5" x 8'7" (2.87m x 2.62m)

FAMILY BATHROOM
Three piece bathroom suite

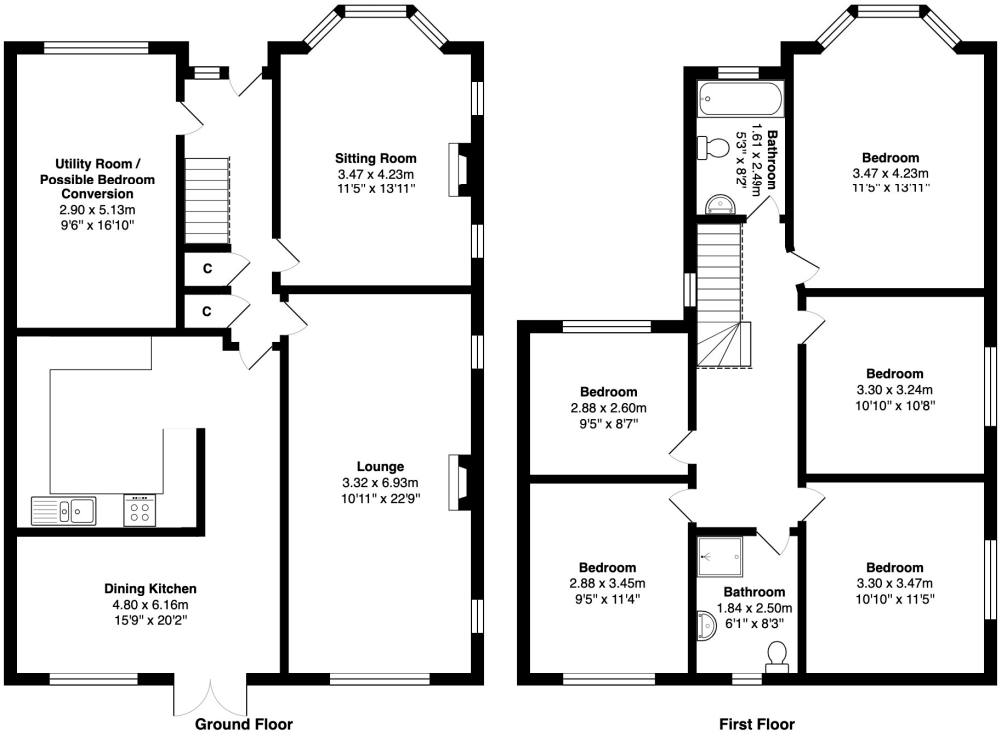
FAMILY SHOWER ROMM
Three piece shower room

OUTSIDE
Sat on an enviable plot with a large road side presence is with well maintained lawned gardens to front, side and rear with mature fruit trees and raised bedding areas. The block paved driveway to the front allows parking with vast amount of room to allow to create more

BUILDING REGULATIONS DISCLAIMER N.B We advise all interested parties to clarify the position regarding building regulations and any relevant planning permissions with their legal representative prior to proceeding.

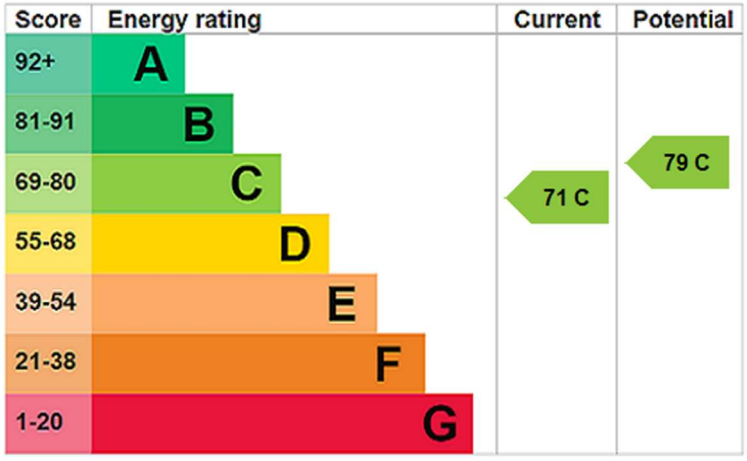
BUYER DISCLAIMER
Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service

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.



Total Area: 172.6 m² ... 1858 ft²

All measurements are approximate and for display purposes only



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