



## Dalecroft Rise, Allerton

**£255,000**

\* DETACHED \* THREE/FOUR BEDROOMS \* ONE/TWO RECEPTION ROOMS \*

\* POPULAR LOCATION \* CLOSE TO AMENITIES/SCHOOLS \* GARDEN \* DRIVE \* GARAGE \*

Occupying a popular and much sought after residential location is this delightful three/four bedroom detached. Situated within the popular location on the edge of Sandy Lane Village and nearby Allerton which boasts amenities, shops and a choice of first and secondary schools.

The property would appeal to a number of buyers and briefly comprises entrance hallway, cloaks/wc, lounge, dining kitchen, utility room, dining room/bedroom four. To the first floor there are three bedrooms and a house bathroom.

To the outside there is a lawned and patio garden, together with a driveway leading to a single garage.





### Hall

With radiator.

### Cloakroom/WC

Two piece suite comprising low suite wc, pedestal wash basin, radiator and double glazed window.

### Lounge

20'6" x 11'3" (6.25m x 3.43m)

With a living flame gas fire in fireplace surround, two radiators, double glazed window.

### Dining Kitchen

13'11" x 8'3" (4.24m x 2.51m)

With fitted wall and base units incorporating stainless steel sink unit, tiled splashback, oven, hob, extractor hood, integrated fridge/freezer, dishwasher, radiator, two double glazed windows, upvc door to rear.

### Utility

With fitted wall and base units incorporating plumbing for auto washer, radiator and double glazed window.

### Dining Room / Bedroom Four

11'11" x 10' (3.63m x 3.05m)

With radiator and double glazed window.

### First Floor

With access to part boarded loft.

### Bedroom One

11'3" x 13'1" (3.43m x 3.99m)

With fitted wardrobes, radiator and double glazed window enjoying far-reaching views.

### Bedroom Two

11' x 10' (3.35m x 3.05m)

With radiator and double glazed window.

### Bedroom Three

11'7" x 8'3" (3.53m x 2.51m)

With radiator and double glazed window enjoying far-reaching views.





### Bathroom

White three piece suite comprising panelled bath, low suite wc, vanity sink unit, tiled walls, towel radiator and double glazed window.

### Exterior

To the outside there is a lawned garden and patio with borders and shrubs, together with a driveway leading to a single garage.

### Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, turn left onto Albert Rd/A644, right onto Thornton Rd, continue onto Carter Ln, take the slight right onto Cockin Ln, turn left to stay on Cockin Ln, after 0.7 miles continue onto Chat Hill Rd, at the double mini-roundabout take the School Grn exit, continue onto Allerton Ln, continue onto Cote Ln, turn left onto Allerton Rd, turn right onto Prune Park Ln, continue onto Stony Ln, right onto Dale Croft Rise and the property will shortly be seen displayed via our For Sale board.

### TENURE

FREEHOLD

### Council Tax Band

D



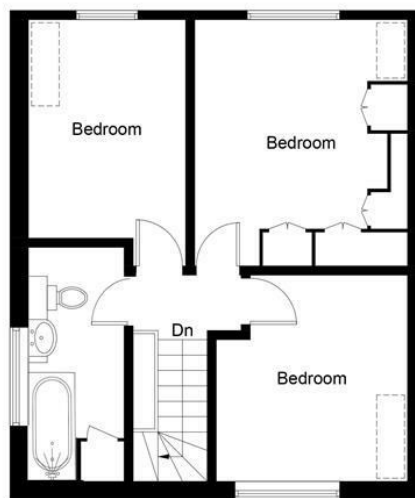
# Dale Croft Rise, BD15

Approximate Gross Internal Area = 110.5 sq m / 1189 sq ft



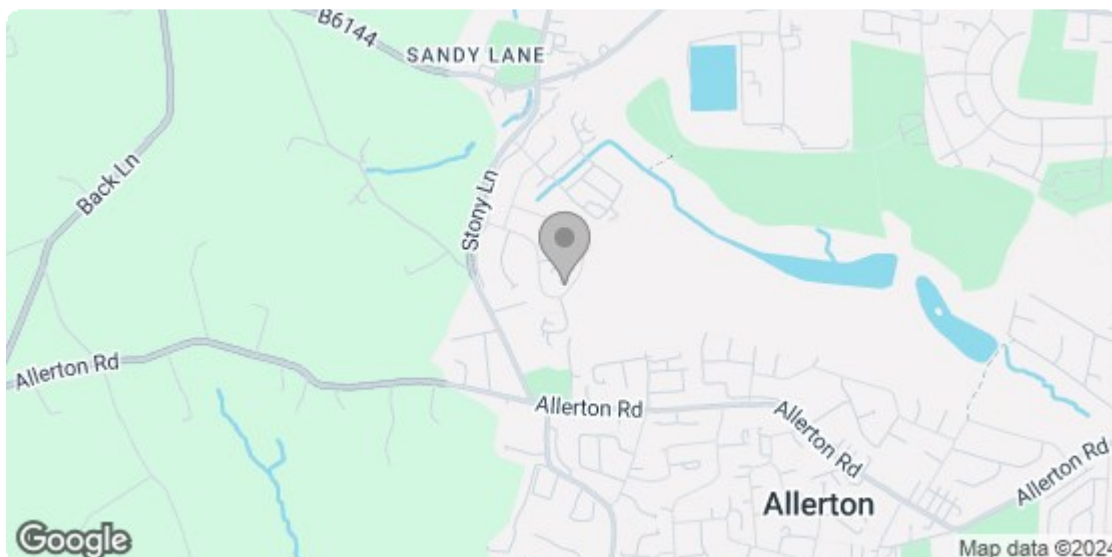
Ground Floor

= Reduced headroom below 1.5m / 5'0"



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1007929)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			

**Agent Notes & Disclaimer** We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. Money Laundering Regulations Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

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