



Prescott Terrace, Allerton,

£130,000

* THROUGH TERRACE * TWO-FOUR BEDROOMS * CLOSE TO ALLERTON VILLAGE *
* FAMILY SIZED * THREE FLOORS * GARDENS *

This stone built through terrace offers fantastic family sized accommodation at an affordable price.

Benefits from gas central heating, upvc double glazing and alarm system.

The spacious accommodation briefly comprises entrance vestibule, lounge, fitted dining kitchen, rear porch, two first floor bedrooms (one having no natural light) and shower room, together with two further bedrooms to the second floor (bedrooms three giving access to bedroom four).

To the outside there are gardens to both front and rear.



Entrance Vestibule

Rear Porch

With plumbing for auto washer.

Lounge

12'1" x 13'9" (3.68m x 4.19m)

With radiator.

Dining Kitchen

13'2" x 11' (4.01m x 3.35m)

Medium oak effect fitted dining kitchen having a range of wall and base units incorporating laminated sink unit, stainless steel hob, integrated dishwasher, radiator.

Cellar

First Floor Landing

Shower Room

Modern three piece suite, tiled walls and radiator.

Bedroom One

14' x 12'3" (4.27m x 3.73m)

With radiator.

Second Floor

Box Room / Bedroom Two

8'1" x 7'3" (2.46m x 2.21m)

No natural light. With radiator.

Second Floor

Bedroom Three

13'8" x 9'6" (4.17m x 2.90m)

With access to bedroom four.

Bedroom Four

13'7" x max x 13'6" (4.14m x max x 4.11m)

With radiator.

Exterior

To the outside there are gardens to both front and rear.

Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, turn left onto Albert Rd, right onto Thornton Rd, continue onto Carter Ln, take the slight right onto Cockin Ln, turn left to stay on Cockin Ln, continue onto Chat Hill Rd, at the roundabout take the 2nd exit onto Thornton Rd, at the roundabout take the 1st exit onto School Grn, continue onto Allerton Ln, turn right onto Hill Top Ln, right onto Allerton Rd, turn right onto Garforth St, left onto Prescott Terrace and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

A



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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(15-38) F		(15-38) F	
(1-14) G		(1-14) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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