



Leyside Drive, Allerton,

£194,950

Excellent opportunity for a number of buyers to purchase this extended three bedroom semi detached property.

Ideally located on this cul-de-sac location and within easy reach of amenities, shops and local schools.

The property benefits from two reception rooms, GCH, DG and a garden to the rear.

The accommodation briefly comprises entrance porch, hallway, lounge, dining room, sitting area and a kitchen. To the first floor there are three bedrooms and a house bathroom.

To the outside there are gardens to both front and rear, together with a driveway providing off street parking.



Entrance Porch

Hallway

Central heating radiator.

Lounge

10'3 x 12'9 (3.12m x 3.89m)

Log effect gas fire with feature fireplace surround. Central heating radiator and double glazed window.

Dining Room

19'6 x 9'7 (5.94m x 2.92m)

Central heating radiator.

Sitting Room

Patio doors and central heating radiator.

Kitchen

10'7 x 7'4 (3.23m x 2.24m)

Fitted wall and base units with work surface over. Stainless Steel sink and drainer with tiled splashback. Gas hob and double oven. Plumbing for washing machine and double glazed window.

Porch

First Floor Landing

Double glazed window.

Bedroom One

13'1 x 9'8 (3.99m x 2.95m)

Central heating radiator and double glazed window.

Bedroom Two

10'8 x 9'9 (3.25m x 2.97m)

Central heating radiator and double glazed window.

Bedroom Three

10'1 max x 6'5 (3.07m max x 1.96m)

Central heating radiator and double glazed window.

Bathroom

Three piece suite comprising of; low flush WC, vanity unit and bath with shower over. Heated towel rail and double glazed window.

External

Driveway providing off street parking and gardens.

Council Tax

C



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		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		83	(91 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		
(21-38) F			(21-38) F		
(1-20) G			(1-20) 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	

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesstates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesstates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesstates.co.uk
website www.sugdensesstates.co.uk