



## North Parade, Allerton, Offers In Excess Of £100,000

\* COTTAGE \* TWO BEDROOMS \* SOUGHT AFTER AREA \* IDEAL STARTER HOME \*  
\* READY TO MOVE INTO \* CLOSE TO AMENITIES \* FRONT YARD \*

Situated in this sought after location, is this two bedroom cottage property.

The well presented home would make an ideal purchase for a FTB/Investor and offers 'ready to move into' accommodation.

Within walking distance of excellent amenities, shops and bus routes to Bradford and Bingley.

The accommodation benefits from gas central heating, double glazing and briefly comprises entrance porch, lounge, kitchen, two first floor bedrooms and a house bathroom.

To the outside there is a yard to the front with a bin storage to the rear.



## Entrance Porch

## Lounge

15'3 x 16'9 (4.65m x 5.11m)

Double glazed window and central heating radiator.

## Kitchen

10'2 x 5'8 (3.10m x 1.73m)

Modern fitted wall and base units with Stainless Steel sink and drainer with tiled splashback. Gas hob with extractor fan over, electric oven and integral fridge freezer. Plumbing for washing machine, central heating radiator and double glazed window.

## First Floor

### Bedroom One

11'3 x 8'6 (3.43m x 2.59m)

Central heating radiator and double glazed window.

### Bedroom Two

12'3 x 5'6 (3.73m x 1.68m)

Central heating radiator and double glazed window.

## Bathroom

Three piece suite comprising of; panel bath with shower over, low flush WC and hand wash basin. Central heating radiator, double glazed window and useful storage cupboard.

## External

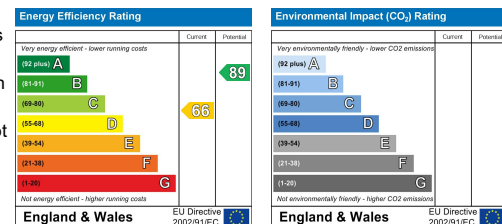
Yard to the front and bin storage to the rear.

## Council Tax

Band A.



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