



## 93 Saffron Drive, Allerton, Bradford, BD15 7NQ

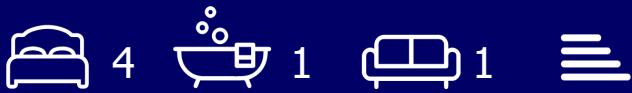
Asking Price £199,950

- FOUR BEDROOM SEMI-DETACHED
- DRIVEWAY FOR SEVERAL CARS
- EX-LOCAL AUTHORITY PROPERTY
- UPVC DOUBLE GLAZING
- WELL PRESENTED
- OPEN ASPECT TO THE FRONT
- GARDENS TO THREE SIDES
- GAS CENTRAL HEATING
- SHED / WORKSHOP
- POPULAR LOCATION



# 93 Saffron Drive, Bradford BD15 7NQ

**\*\* DECEPTIVELY SPACIOUS FOUR BEDROOM SEMI-DETACHED \*\* LARGE GARDEN & DRIVEWAY \*\* WELL PRESENTED \*\* GAS CH & UPVC DG \*\*** Bronte Estates are pleased to offer for sale this spacious ex-local authority property in Allerton. Enjoying an open aspect to the front and gardens to three sides, along with a utility room, ground floor WC and a substantial, insulated garden shed, currently used as a workshop. Off-road parking to the front for 3-4 cars with potential to create further parking if required. Due to the good-sized gardens, the property could lend itself to an extension, subject to securing the required planning permissions. Briefly comprising of: Entrance Hall, Lounge, Dining Kitchen, WC and a Utility/Store Room. To there first floor are four bedrooms and a family bathroom, plus access to the loft. A superb property that we feel will attract a lot of interest.



Council Tax Band: A



### **Entrance Hall**

14'0 x 7'1

A good-sized hallway with stairs off to the first floor, central heating radiator and doors to the kitchen and lounge.

### **Lounge**

18'10 x 10'11

Windows to both the front and rear elevations, stripped pine floor and a pebble style gas fire with a brushed steel trim. Two central heating radiators.

### **Dining Kitchen**

15'11 x 10'3

A modern fitted kitchen, comprising of a good range of base and wall units, laminated working surfaces and tiled splash-backs. Stainless steel sink and drainer, gas cooker point and plumbing for a washing machine. There are windows to both the front and side elevations and ample space for a dining table.

### **Rear Hall**

A small hallway with doors to the rear garden, kitchen, utility/store and a ground floor WC.

### **Utility / Store**

8'7 x 5'11

Solid wood floor and a window to the rear elevation.

### **WC**

A handy ground floor WC with a window to the rear elevation.

### **First Floor**

Landing area with access to the loft space and doors off to all bedrooms and the bathroom.

### **Bedroom One**

13'3 x 9'9

Two windows to the front elevation and a central heating radiator.

### **Bedroom Two**

11'1 x 9'9

Two windows to the front elevation and a central heating radiator.

### **Bedroom Three**

10'4 x 8'10

Window to the rear elevation and a central heating radiator.

### **Bedroom Four**

8'10 x 8'1

Window to the rear elevation and a central heating radiator.

### **Bathroom**

A fully tiled bathroom, comprising of a panelled bath with an electric shower over, pedestal washbasin and WC. Airing cupboard and a window to the rear elevation.

### **External**

To the front of the property is a block-paved driveway with parking for three to four cars. A gate leads to the side of the property where a large lawned area can be found, flower beds, mature shrubs and a high hedge offering a good degree of privacy. To the rear is a patio garden with a paved patio, block paving, raised flower beds and a metal store shed. There is also a good sized workshop with windows and a secure door, power, light and insulated walls.













## Directions

## Viewings

Viewings by arrangement only.  
Call 01274884040 to make an appointment.

## EPC Rating:

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