



**386 Allerton Road, Allerton, Bradford, BD15 7DA**

**£1,175 Per Calendar Month**

- Deceptively Spacious End Terrace House over 3 floors
- Kitchen / Dining Area & Cellar
- House Bathroom
- Available Now
- Entrance Hall & Lounge
- Three Double Bedrooms (One WC)
- Patio Area at rear & Driveway
- EPC - E / Council Tax - C

# 386 Allerton Road, Bradford BD15 7DA

A charming end terrace house newly refurbished throughout. Located on Allerton Road, Allerton close to local amenities, schools and bus routes. This property boasts spacious rooms over three floors, making it an ideal family home. Property comprising of; Entrance Hall, Lounge. Large Kitchen / Dining Area, Cellar, Rear Hallway, First Floor; Two Double Bedrooms (WC in main bedroom) & House Bathroom. Large Attic Bedroom. Rear Patio Garden & Driveway. EPC E / Council Tax Band - C. Available Now.



Council Tax Band: C



## **Entrance Hall**

Carpet. UPVC Double Glazed Door.

## **Lounge**

14'02 x 13'03

Carpet. Triple Glazed Window with privacy glass.

Gas Fire.

## **Kitchen / Dining Area**

20'08 x 16'08

Large Kitchen / Dining Area with modern fitted kitchen with wall & base units. Oven & Hob & Extractor Fan. Integrated microwave & fridge.

Plumbing for washer. Door to Cellar

## **Cellar**

Large storage area

## **Rear Hallway**

Vinyl Flooring. Side UPVC Double Glazed Door.

## **First Floor Landing**

Carpet, Large landing area, Radiators

## **Bedroom 1**

14'04 x 13'06

Carpet. Radiator. Double Glazed Window. Built in Wardrobes.

## **Ensuite W.C**

Comprises of WC & Basin

## **Bedroom 2**

16'10 x 8'01

Carpet. Radiator. Double Glazed Window. Sliding Wardrobes.

## **House Bathroom**

Vinyl Flooring. Double Glazed Window. Bath, Basin & WC

## **Attic Bedroom**

16'01 x 12'10

Velux Windows, Radiator, Built in Wardrobes in Alcove. Carpet

## **OUTSIDE**

FRONT - Small patio area & steps to the front.

Driveway to the side

REAR - Enclosed Patio Area







## Directions

## Viewings

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

## EPC Rating:

E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			80
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		41	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	