



41 Leyside Drive, Allerton, Bradford, BD15 7BY

£180,000

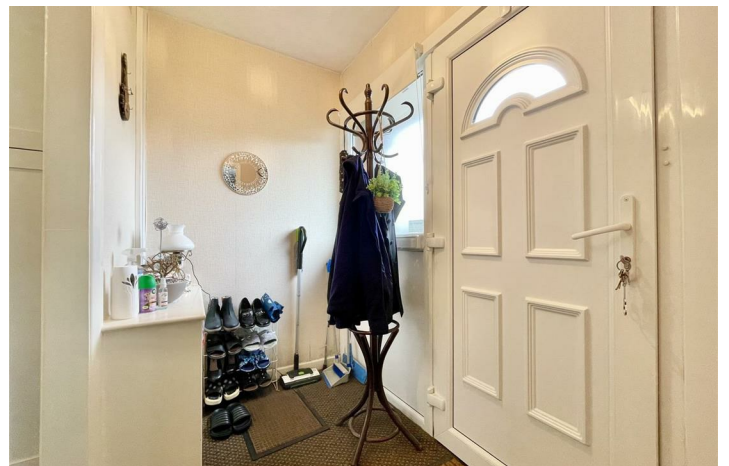
- SEMI DETACHED BUNGALOW
- WELL MAINTAINED
- CLOSE TO OPEN FIELDS
- SINGLE DETACHED GARAGE
- GAS CH & UPVC DG
- TWO BEDROOMS
- CUL-DE-SAC POSITION
- DRIVEWAY FOR SEVERAL CARS
- LOW MAINTENANCE GARDENS
- POPULAR LOCATION

41 Leyside Drive, Bradford BD15 7BY

**** TWO BEDROOM SEMI DETACHED BUNGALOW ** WELL MAINTAINED & PRESENTED **
DRIVE FOR 3-4 CARS & SINGLE GARAGE ** LOW MAINTENANCE GARDENS **** Located in a cul-de-sac position in Allerton, close to open fields, is this nicely presented true bungalow. With a good sized garden to the rear and a quiet position, we are expecting a high demand. Briefly comprising of: Entrance Hall, Kitchen, Lounge, Inner Hall, two double Bedrooms, boarded Loft and a modern Shower Room. Gardens front and rear, driveway and single garage.



Council Tax Band: C



Entrance Hall

A UPVC door with side window leads into the hallway with an archway to the kitchen and a door to the lounge. Alarm control panel.

Kitchen

10'4 x 6'7

Fitted with a range of base and wall units, laminated working surfaces and splash-back wall tiling. Stainless steel sink and drainer, gas cooker point, plumbing for a washing machine and a window to the side elevation. The central heating boiler is approx. 2 years old and is located in the kitchen. The washing machine, fridge-freezer, smaller freezer and microwave can be included in the sale if required.

Lounge

15'6 x 11'8

Large picture window to the front elevation and a modern fireplace housing a living flame gas fire with brushed steel trim. Two central heating radiators and access to the inner hall.

Inner Hall

Access to both bedrooms, the bathroom, drop-down ladder to the loft space and a useful store cupboard.

Bedroom One

15'1 x 8'4

Fitted wardrobes, window to the rear elevation and a central heating radiator.

Bedroom Two

9'10 x 8'5

Laminate flooring, central heating radiator and sliding patio doors leading out to the rear garden.

Shower Room

A modern fully tiled shower room comprising of a corner shower cubicle with a mains powered shower and a large fitted unit housing the WC and washbasin, with storage cupboard & drawers below. Window to the side elevation, central heating radiator and an extractor.

Loft Space

A good-sized boarded loft providing additional storage. Accessed via a drop-down ladder from the inner hall.

External

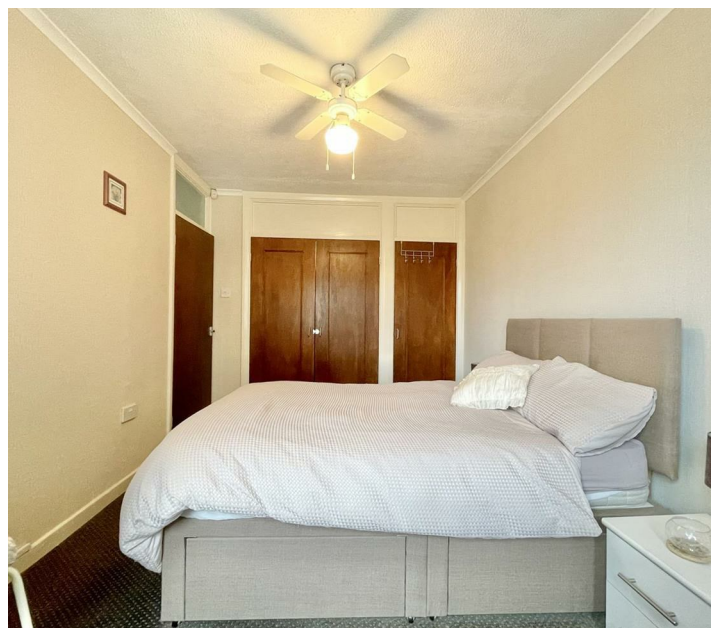
To the front of the property is an open-plan driveway with parking for 3-4 cars and a low maintenance garden area with hedging, gravel and a small lawn. To the rear is an enclosed garden consisting of a good-sized paved patio, lawn, flowerbeds, garden shed and a sunken seating area.

Garage

Single detached garage with an 'up and over' door, power and light.

Please Note

The owner is willing to leave all the furniture and appliances free of charge, if the new buyer needed it.







Directions

Viewings

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

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

