



24 Wallingford Mount, Allerton, Bradford, BD15 7TN

Offers Over £175,000

- THREE BEDROOM SEMI DETACHED
- FITTED DINING-KITCHEN
- EV CHARGE POINT
- 'READY TO MOVE IN'
- AN IDEAL FAMILY HOME
- LARGE LOUNGE
- SECURE GATED PARKING
- ENCLOSED REAR GARDEN
- POPULAR LOCATION
- EARLY VIEWING ADVISED

24 Wallingford Mount, Bradford BD15 7TN

**** THREE BEDROOM SEMI DETACHED ** EX-LOCAL AUTHORITY ** GATED DRIVEWAY ** EV CHARGE POINT ** MODERN FITTED KITCHEN ** GAS CENTRAL HEATING & UPVC DOUBLE GLAZING **** Bronte Estates are pleased to offer for sale this well presented family home in the Allerton area of Bradford. To the ground floor is a hallway, a large 19' lounge, 17' dining kitchen, three good-sized bedrooms and family bathroom with separate WC. Enclosed garden to the rear and private parking to the front. Early viewing is advised.



Council Tax Band: A



Entrance Hall

Stairs lead off to the first floor, laminate flooring and doors to the kitchen and lounge.

Lounge

19'9 x 11'2

A spacious reception room with sliding patio doors leading to the rear garden, laminate flooring, window to the front elevation and a wall mounted electric fire. Central heating radiator.

Kitchen-Diner

17'9 x 11'2 max

A modern fully fitted kitchen with a range of base and wall units, laminated work surfaces and subway style tiling. Integrated electric oven, four ring gas hob with extractor over and plumbing for a washing machine. Laminate flooring, black composite sink and drainer, windows to the side and rear elevation plus a door to the rear garden. There is designated space for a dining table and chairs, plus a boiler cupboard and two further storage cupboards. Central heating radiator.

First Floor

Landing area with a window to the rear elevation and doors off to all bedrooms and bathroom. Laminate flooring and a hatch to the loft space.

Bedroom One

11'3 x 11'2

Window to the front elevation and a central heating radiator.

Bedroom Two

11'3 x 9'5

Window to the front elevation, storage cupboard, laminate flooring and a central heating radiator.

Bedroom Three

8'3 x 8'3

Window to the rear elevation and a central heating radiator.

Bathroom

A fully tiled bathroom comprising of a corner bath, corner shower cubicle with a mains powered shower and a pedestal washbasin. Window to the side elevation.

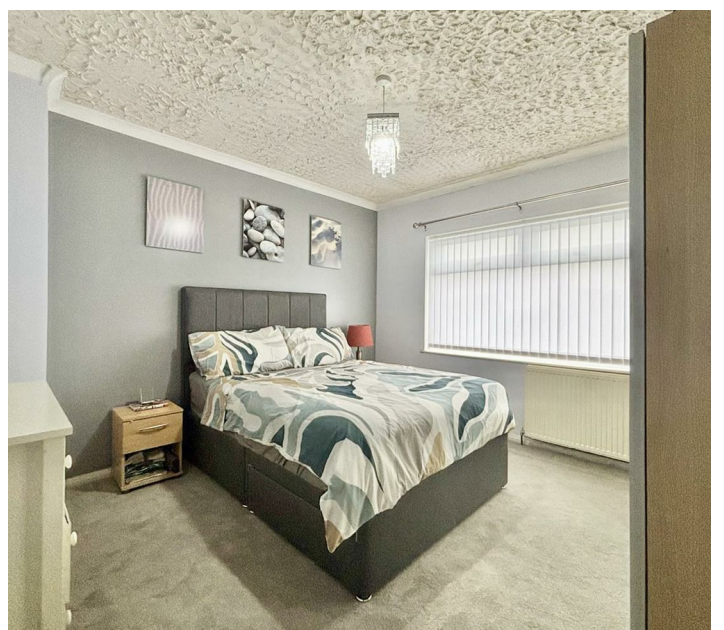
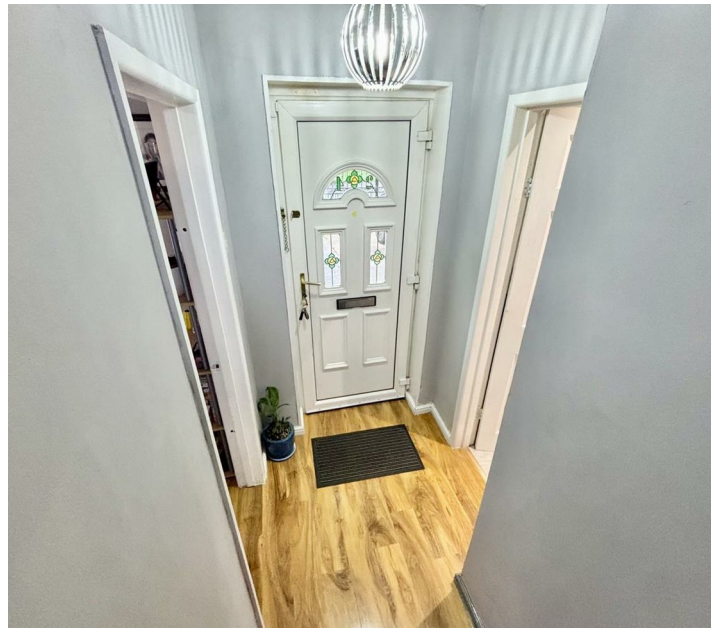
WC

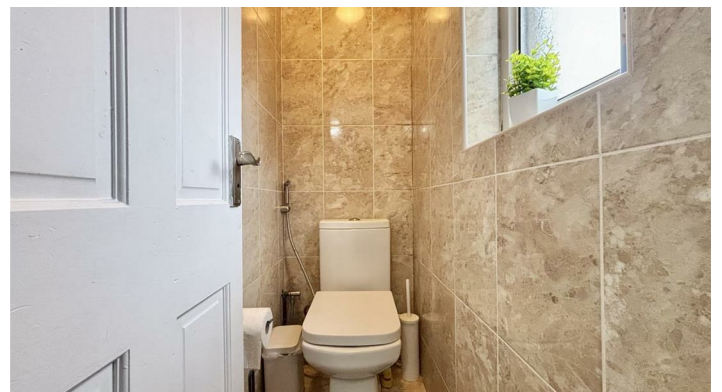
Low flush WC, fully tiled walls and a window to the rear elevation.

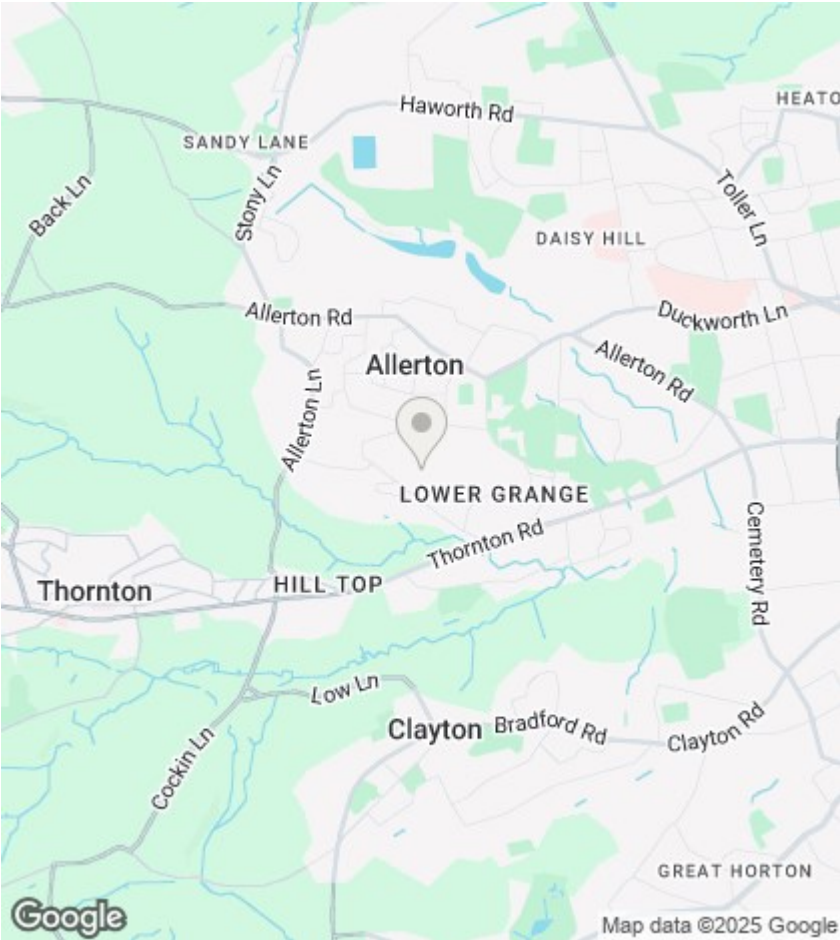
External

To the front of the property are large secure gates and access to the driveway, plus a low maintenance gravel area and an EV charge point. A further gate at the side of the house leads to the rear. The rear garden consists of a paved patio, a large garden shed and a raised lawn with enclosed fence boundary.

EPC and Floor Plan to follow







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) A		
(81-91) B		
(69-80) C		
(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 