



23 Cote Lane, Allerton, Bradford, BD15 8LD

£200,000

- Spacious 3-bed semi
- Sunny fenced gardens
- Bright, double aspect lounge
- Great location
- Modern kitchen & separate utility
- Loft storage & extension potential

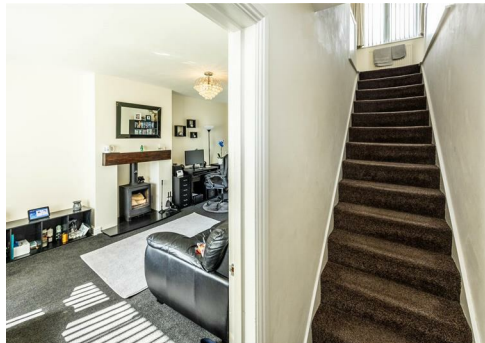
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Immaculately Presented 3-Bedroom Semi-Detached Home in Allerton – Excellent Value

This spacious and superbly maintained three-bedroom semi-detached home, set in the sought-after area of Allerton, offers exceptional value for money. Tastefully decorated throughout in neutral tones, the property is ideal for families, first-time buyers, or those seeking a home with future potential to extend (subject to the necessary consents).



Council Tax Band: A



Set back from the main road, the property benefits from a wide, well-kept green space - maintained by the council - that adds a pleasant buffer from traffic. Located on a quiet residential street with limited access by residents and visitors, with no through traffic.

Ground Floor

Step through the welcoming hallway and to the left, to be welcomed by a bright and airy lounge featuring a charming wood-burning stove, a large front-facing window, and patio doors that open onto the rear garden - perfect for relaxing or entertaining.

To the right, the well-equipped kitchen offers ample space for freestanding appliances and includes a gas hob, electric oven, extractor, and a side-aspect window bringing in natural light.?

To the rear, a separate utility room houses space for a washer and dryer, along with convenient under-stairs storage. A door and window open out onto the rear garden, and the home's boiler is also located here.

First Floor

A wide, light-filled staircase leads to a spacious wraparound landing, giving access to three generous bedrooms and the bathroom facilities.

Bedroom 1 is positioned to the front and includes a handy built-in over-stairs cupboard and space for freestanding or fitted storage.

Bedroom 2 is another generous double, again allowing space for bedroom furniture, while Bedroom 3, currently used as a dressing room, offers peaceful views over the rear garden.? A separate toilet and adjacent bathroom with thermostat shower could be combined into one larger bathroom, should the buyer wish.

Outdoor Space

The front garden includes a neat lawn and path to the front door, bordered by low picket fencing. Additional land to the side is also part of the property, with established trees providing extra seclusion.

The sunny, fenced rear garden is a true highlight—featuring a lawn, gravel borders, mature trees along the boundary for privacy, and side access. A large shed and log store add practical storage solutions.

Additional Features

- * New boiler and some replacement composite windows
- * Insulated under the floors
- * Working alarm system
- * On-street parking directly outside
- * Set back from the road with a well-maintained green space managed by the council just in front
- * Loft with potential for conversion (STPP)
- * Potential to extend to the side and rear (STPP)

Location

Perfectly located for access to Bingley, Bradford, and Keighley, and the countryside around Ogden Water, the property is close to local amenities, reputable schools, playing fields, and public transport links - including a nearby bus stop.

This is a fantastic opportunity to own a well-cared-for home in a desirable location with excellent potential for future growth.

Agent Notes & Disclaimer

The information provided on this property does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.





