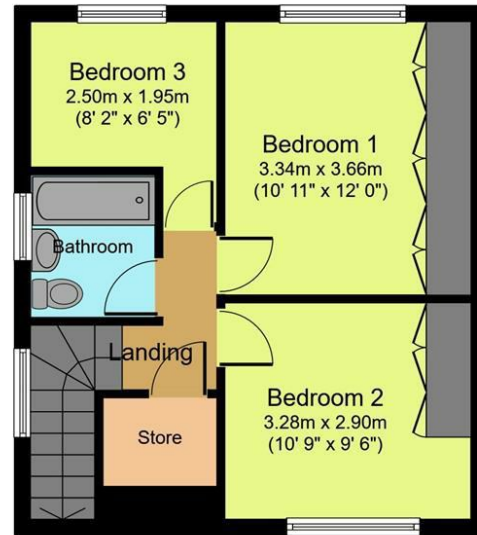


Ground Floor



First Floor

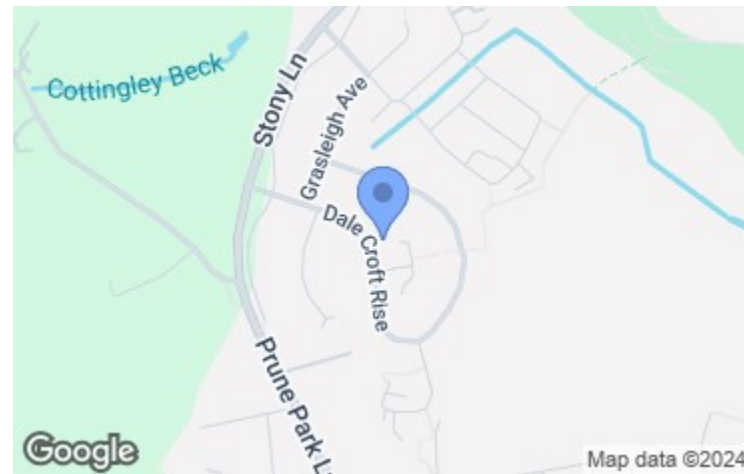
Created using Vision Publisher™



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing arrangements

Strictly by appointment through WW Estates
 01274 693737
 wibsey@wwestateagents.com



Directions

See mapping.



Dalecroft Rise, Bradford, BD15 9AT
Offers Over £240,000

5 - 7 Beacon Road, Wibsey, Bradford, BD6 3HB | 01274 693737 | wibsey@wwestateagents.com | www.wwestateagents.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Dalecroft Rise, Bradford, BD15 9AT



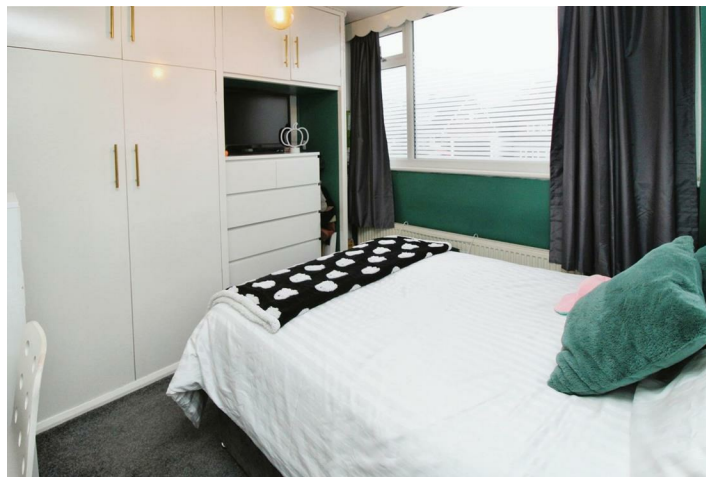
Sought After Location *** Two Reception Rooms *** Potential To Extend STPP *** Ample Off Road Parking And Garage *** Ground Floor WC *** Conservatory/Sun Room. The property is situated within the popular location on the edge of Sandy Lane Village and nearby Allerton which boasts amenities, shops and a choice of first and secondary schools.

Nestled in the desirable location of Dalecroft Rise, Allerton, Bradford, this charming semi-detached house is a true gem waiting to be discovered. Boasting two reception rooms, three bedrooms, and one bathroom, this property offers a perfect blend of comfort and style.

As you step into the entrance hall, you are greeted with a sense of warmth and functionality. The ground floor features a convenient WC and under stairs storage, while the lounge beckons with its inviting gas fire, perfect for cosy evenings in. The adjacent dining room, complete with French doors leading to the conservatory, offers a seamless transition to the outdoors.

The heart of the home, the kitchen, is a chef's delight with modern wall and base units, integrated appliances, and ample space for all your culinary creations. Upstairs, the landing leads to three well-appointed bedrooms and a family bathroom, complete with a bath and shower combination for ultimate relaxation.

Outside, the property continues to impress with a driveway providing ample parking, a garage with an electric up and over door, and a rear garden that is sure to be the envy of your friends and family. From the patio seating areas to the decked space and lawn, there is no shortage of options for outdoor enjoyment. The children's playhouse adds an extra touch of charm, making this the perfect setting for creating lasting memories.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Well presented three bedroom semi detached property with two reception rooms

Rating authority
Borough Council Tax Band C

Services
INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates introduce to Altogether Financial Solutions Ltd, who are authorised and regulated by the Financial Conduct Authority.

Tenure
Freehold