



28 Cote Lane

Allerton, Bradford, West Yorkshire, BD15 8LA

**Offers In Excess Of
£160,000**

Property Features

VIEWING A MUST
SEMI DETACHED
MODERNISATION
REQUIRED
OUTSKIRTS OF
ALLETON
VERY LARGE
WORKSHOP/
GARAGE

LOUNGE & DINING
ROOM
KITCHEN & GROUND
FLOOR WC
THREE BEDROOMS
BATHROOM
GARDENS

Full Description

****NO UPWARD CHAIN** VIEWING A MUST**** Situated in a Pleasant Location on the outskirts of Allerton is this Three Bedroom Semi Detached property in need of modernisation. There are good sized gardens and a Very Large Workshop/Garage with power which would be suitable for a variety of uses subject to any necessary consents.

ENTRANCE

Via side entrance door to inner hall with stairs to first floor. Doors to lounge, dining room, kitchen and ground floor wc. Central heating radiator.

LOUNGE

14' 9" x 12' 1" (4.5m x 3.68m)

SUDG window. Wall mounted living flame gas fire. Central heating radiator. Opening through to the dining room.

DINING ROOM

11' 5" x 9' 4" (3.48m x 2.84m)

SUDG window. door through to the kitchen.

KITCHEN

8' 8" x 8' 5" (2.64m x 2.57m)

SUDG window. Timber finish wall and base units with matching work surfaces. Inset stainless steel sink. Plumbing for washer. Side entrance door.

GROUND FLOOR WC

Hand wash basin and wc. Complementary tiling.

LANDING

SUDG window. Doors to bedrooms and bathroom.



BEDROOM ONE

15' 0" x 10' 6" (4.57m x 3.2m)

SUDG window. Central heating radiator.

BEDROOM TWO

11' 6" x 9' 3" (3.51m x 2.82m)

SUDG window. Central heating radiator.

BEDROOM THREE

9' 5" x 7' 9" (2.87m x 2.36m)

Secondary glazed window. Central heating radiator.

BATHROOM

9' 2" x 5' 4" (2.79m x 1.63m)

White three piece suite comprising of bath, hand wash basin and wc.

EXTERIOR

Gardens to front and rear. Long driveway to side leading to workshop/garage.

WORKSHOP/GARAGE

35' 6" x 17' 6" (10.82m x 5.33m)

The workshop/garage has very good head height and has power. Suitable for a variety of uses subject to any necessary consents. Three phase electric supply.

PROPERTY DIRECTIONS:

From Bradford Centre travel along Thornton Road (B6145) passing through four sets of traffic lights, at next set of lights turn right into Allerton Road and continue along this road. Pass Lady Hill Park and Aldi on your left and the shopping center on your right. cote Lane is on your left after Hill Top Fisheries.

PURCHASE DETAILS:

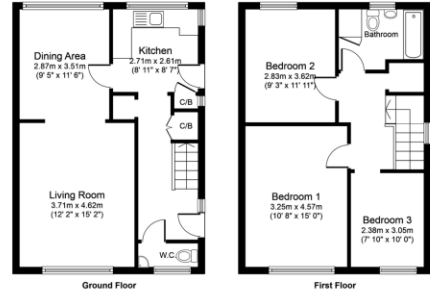
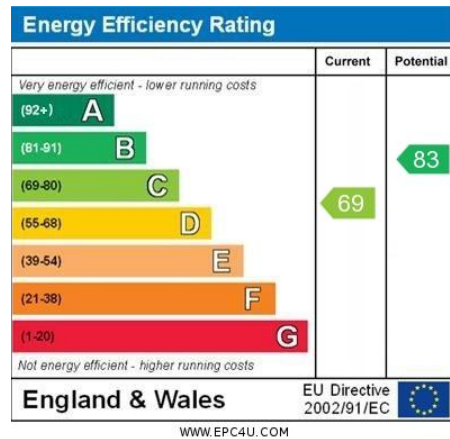
Please note that the services & appliances have not been tested & the property is sold on that basis.

Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

VALUATION: If you are thinking of selling your home, why not contact one of our offices now for a FREE VALUATION strictly without any obligation. Contact us on Bradford (01274) 880019.

MORTGAGES: A full range of mortgage facilities are available subject to status. Our Financial Consultant will be only too happy to discuss with you your individual requirements. Please contact us for FREE & CONFIDENTIAL ADVICE.

RENT-A-HOUSE: Thinking of renting your HOUSE? FLAT? Contact (01274) 880019 for further details.



11 Green End
Clayton
Bradford
West Yorkshire
BD14 6BA

www.whitneys.co.uk
sales@whitneys.uk.com
01274880019

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements