



89 Meadowlands, Allerton, Bradford, BD15 8HH
Offers Over £300,000

A most splendid FOUR BEDROOM DETACHED family home well positioned with stunning views to the rear on a popular modern development. The property is beautifully presented and benefits from the remainder of an NHBC Guarantee, off road parking and pleasant gardens.

EPC RATING - B

COUNCIL TAX BAND - E

89 Meadowlands is a superb, four/five bedroom detached residence located on an exceptionally popular residential development in the BD15 area. The home would ideally suit a growing or large family and has the benefit of a garage conversion which now means the property has three reception rooms and a dining kitchen to the ground floor and four good size bedrooms, one en-suite to the first floor. One of the ground floor rooms could easily be utilised as a fifth bedroom to add to the versatility of the home and offer the possibility of multi-generational living. Internal inspection is vital to appreciate the high quality finish and ample space on offer.

GROUND FLOOR

ENTRANCE HALL

Lovely entrance area with feature wood panelling to the walls, vinyl flooring, central heating radiator and stairs to the first floor.

LOUNGE

Spacious main reception room with large double glazed French Doors opening to the rear garden and offering a fantastic view.

DINING KITCHEN

Tastefully decorated and again with feature wood panelling to the walls, a well appointed dining kitchen. Fitted wall and base units to two sides with a contrasting work surface over incorporating a stainless steel sink and mixer tap. Integrated appliances include a fridge freezer, dishwasher and electric oven with hob and extractor over. Vinyl flooring, central heating radiator, double glazed window and door to the side elevation.

DINING ROOM

Currently utilised as a dining space, but could easily form a fifth bedroom. Double glazed window, central heating radiator and useful under stairs storage.

SITTING ROOM

The converted former garage is used as a sitting/play room and has vinyl flooring, a double glazed window and central heating radiator.

UTILITY ROOM

Useful utility space housing the combi boiler and having a vinyl floor covering and plumbing for a washing machine.

WC

Ground floor W.c with a low flush toilet and hand wash basin in white. Vinyl flooring, central heating radiator and wall panelling.

FIRST FLOOR

LANDING

Spacious landing with a useful storage cupboard, central heating radiator and access to loft.

BEDROOM

Double bedroom with a central heating radiator and double glazed window offering a fantastic far reaching view.

EN-SUITE

Fitted with a low flush toilet, hand wash basin and glass screened shower cubicle housing a shower. Vinyl flooring, double glazed window and central heating radiator.

BEDROOM

A second double bedroom to the rear again with stunning views. Double glazed window and central heating radiator.

BEDROOM

Another double bedroom, this one to the front elevation with a double glazed window and central heating radiator.

BEDROOM


Good size fourth bedroom with a double glazed window and central heating radiator.

BATHROOM

Fitted three piece bathroom suite in white comprising of a low flush toilet, hand wash basin and bath with shower and screen over. Vinyl flooring, central heating radiator and double glazed window. Storage cupboard.

EXTERNAL

To the front of the property there is ample parking for two cars and artificial lawn. To the rear a south facing, enclosed garden with patio and decking areas providing various vantage points to enjoy the far reaching views and entertaining guests. There is an artificial lawn making the garden a safe and suitable space for young children to play. Steps lead down to a further area which is ideal for storage..

Energy Efficiency Rating		
	Current	Potential
Vary 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		
EU Directive 2002/91/EC 		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Vary environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC 