



209 Allerton Road, Allerton, Bradford, BD15 7RD
Asking Price £180,000

HAMILTON BOWER are pleased to offer FOR SALE WITH NO CHAIN this extended THREE BEDROOM SEMI DETACHED in a popular location set on a good size plot with generous gardens, off road parking and a garage. Offered with NO ONWARD CHAIN the property requires some modernisation and offers the opportunity to further extend and create a fabulous family home. Internally comprising; entrance hall, dining lounge, kitchen, conservatory, three first floor bedrooms, bathroom and loft. Externally the property has a single driveway to the rear, a single garage, a low-maintenance paved garden to the rear, and finally a lawned garden to the front.

GROUND FLOOR

Dining Lounge



Open-plan dining lounge with a view to the front of the property and access to the conservatory. With a central fireplace, space for a large suite and dining table.

Kitchen



Cooking kitchen to the rear of the property with a view to the garden. With a pantry cupboard, a range of matching units with worktops and space/plumbing for appliances.

Conservatory



Conservatory to the rear of the property with doors onto the garden.

FIRST FLOOR

Primary Bedroom



Good-sized primary bedroom with a view to the front of the property. Offering a set of wardrobes, space for a large bed and side tables.

Bedroom



Second bedroom, a further double with a view to the rear of the property. Offering space for a double bed, side tables and wardrobes.

Bedroom



Third bedroom, a single room with a view to the front of the property. Ideal for a child's bedroom or home office for those working remotely.

Bathroom

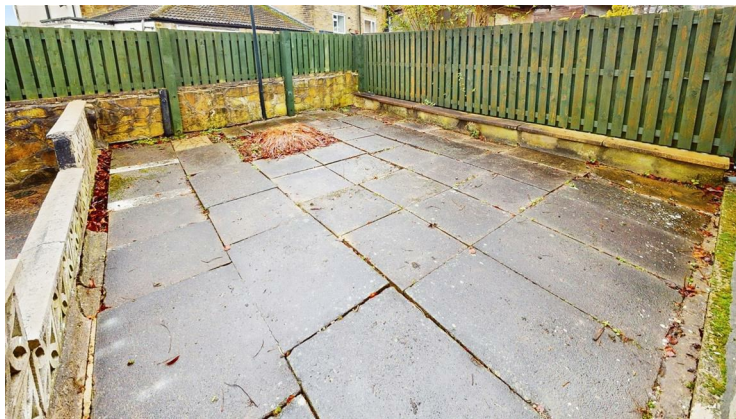


House bathroom with matching three-piece suite - bath, wc,, wash basin.

EXTERNAL



Rear



Low-maintenance paved rear garden with access via the side of the property or from the conservatory.
Ideal for outdoor seating with space for a table with chairs.

Driveway & Garage




Single driveway to the rear of the property offering parking for one car.

The driveway leads to the single garage which has an up-and-over door and power supply.

Front



Generous garden to the front of the property with a central lawn, boundary shrubs and path to front door.

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 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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