



Pitty Beck View, Allerton, Bradford, BD15 7YS

- **Chalet Bungalow** ● **Two Bedrooms & Occasional Room** ●
- **Over 55s Complex** ● **Front Garden** ●

LEASEHOLD* / COUNCIL TAX BAND: B / EPC: E

Priced at £127,500

Directions

Starting from our office Dinsdales Estates, head west on Thornton Road toward Young Street, turn right onto Bell Dean Road, at the roundabout, take the 1st exit onto Pity Beck View (Restricted usage road), your destination will be on the right.

Description

DINSDALES ESTATES PRESENTS THIS CHALET BUNGALOW IN ALLERTON! We feel this would suit someone looking for a retirement home.

Information for Potential Buyers

As a buyer you will need to take into consideration that Stamp Duty maybe payable by you on any property purchase. Please use this link <https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro> *Lease 999 years circa 1st October 2003. *Service Charge £235 Per Month 2025/2026. *Ground Rent is £50 per Annum.

Conservatory 8' 7" x 7' 4" (2.617m x 2.234m)

With upvc windows on a dwarf wall and a upvc door. With lino look flooring and a light.

Lounge & Kitchen 19' 8" x 13' 9" (5.997m x 4.187m)

Through the entrance door, with a double glazed window, a feature fire surround with fire, coving, a suite of wall and base units, stainless steel look sink, plumbing for a washing machine, inset electric hob, oven, and extractor hood, fuse board cupboard, work surfaces, part tiled walls and lino look flooring.

Rear Hall/Landing

With a store cupboard, coving, stairs to the first floor, a double glazed window and two eaves storage areas.

Ground Floor Bathroom 8' 7" x 7' 0" (2.623m x 2.123m)

With a frosted double glazed window, a hand basin and low flush toilet set within vanity ware, with a bath and bar controlled shower, an extractor fan, fully tiles walls, coving and lino look flooring.

First Floor Bedroom One 12' 9" x 7' 10" (3.884m x 2.392m)

With extra space into the double glazed window alcove and coving.

Bedroom One En-Suite 7' 9" x 6' 6" (2.358m x 1.970m)

A low flush toilet, a hand basin, a shower cubicle with bar controlled shower, vanity ware, fully tiled walls, an extractor fan, coving, shaving light/socket and lino look flooring.

Ground Floor Bedroom Two 10' 7" x 10' 0" (3.237m x 3.042m)

With french doors to the rear and coving.

First Floor Occasional Room 7' 2" x 6' 0" (2.182m x 1.823m)

With a Velux window and coving.

Outside

There is on street parking. To the front is a fenced/gated frontage with a small lawn and borders. To the rear is a gated flagged garden.

Utilities & Services

Gas, Electric, Water and Drainage. According to their websites Sky, Virgin Media and BT are available in this area. According to their websites there is mobile coverage for EE, Vodaphone, Three and O2. For other providers we would suggest checking directly with them.

Local Authority

Bradford Council Tax Band B £1726.38 Approx for 2025/2026. Green/Grey bin collection fortnightly on a Tuesday. This property is not in a conservation area. The flood risk in this area is very low. This property may be in a coal mining area.

Free Market Appraisal

If you are considering selling or letting your property we offer a no obligation market appraisal and would be pleased to discuss your individual requirements. For further information please call a member of our Dinsdales Team.

Mortgage Advice & Insurance

Dinsdales Estates Sales, Lettings and Property Management are keen to stress the importance of seeking independent mortgage advice. This can be arranged through a panel of experienced advisers. Dinsdales can introduce this service and could receive a referral fee from a recommended mortgage company.

Consumer Protection

We are providing these details in good faith, to the best of our ability, by obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property. Upon request we can provide you with an electronic copy of the Property Information Questionnaire (if available). We are covered by Client Money Protection through Propertymark and are members of The Property Ombudsman.

www.dinsdalesestates.co.uk

Dinsdales Estates

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