



Sherwell Rise, Allerton, Bradford, BD15 7AL
● Semi Detached ● Five Bedrooms ● Three Receptions ●
● Four Bathrooms ● Driveway for Multiple Cars ●
FREEHOLD | COUNCIL TAX BAND: C | EPC: C
Offers in Excess of £340,000

Directions

From our office go to Four Lane Ends traffic lights and turn right onto Allerton Road. At the mini roundabout go straight ahead to continue on Allerton Road. Turn right onto Manscombe Road and follow it round to the left onto Sherwell Rise. The property is on your left.

Description

DINSDALES ESTATES PRESENTS THIS EXCLUSIVE SEMI DETACHED IN ALLERTON. We feel this is ready for a family to move in to.

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>

Entrance 15' 3" x 5' 8" (4.658m x 1.738m)

Via a porch with spotlights to laminate style flooring, with radiator and a light.

Lounge 17' 10" x 10' 3" (5.423m x 3.117m)

Shapely with carpet, double glazed bay window, two wall lights and ceiling light, fire (not tested) with neutral surround and a radiator.

Second Reception 18' 3" x 8' 6" (5.567m x 2.588m)

Borrowed light window, carpet, a radiator and two lights.

Third Reception 13' 6" x 8' 3" (4.127m x 2.505m)

Double glazed window, carpet, a radiator, a drop pendent light and chrome sockets with USB ports.

Kitchen Diner 14' 4" x 13' 6" (4.374m x 4.114m)

Range of wall and base units with black speckled work surfaces and splash back. Chrome sockets, stainless steel extractor hood, Kenwood gas hob and oven. Plumbing for washer. Valiant boiler housed in a cupboard. Spot lights, a ceiling hatch, not accessed. Laminate style flooring and patio doors.

Utility Room / Ocassional Room 15' 8" x 8' 4" (4.776m x 2.536m)

Own upvc entrance door access with double glazed window, a radiator, area for dryer, built in shelves and access to shower room. Smoke detector.

Downstairs Shower Room 6' 5" x 6' 2" (1.965m x 1.888m)

Fully tiled with neutral style, three piece suite including walk in shower with shower curtain. Spotlights, upvc panelling ceiling and chrome towel radiator.

Landing/Stairs 18' 7" x 5' 8" (5.655m x 1.731m)

Laminate style flooring, frosted doubled glazed window, a radiator, a smoke detector and drop pendent light. Wooden style Balustrade and under stair storage.

First Floor Bathroom 8' 3" x 5' 8" (2.512m x 1.733m)

Neutral tiled flooring, neutral tile surround, three piece suite including a corner bath with two mixer taps, frosted double glazed window and a chrome towel radiator. Upvc panelled ceiling.

Bedroom One 15' 1" x 8' 5" (4.604m x 2.560m)

Front facing, double glazed bay window, shapely, carpet, chrome sockets, a radiator, building in sliding mirrored wardrobes and light.

First Floor Ensuite 6' 5" x 6' 0" (1.959m x 1.837m)

Three piece suite but with walk in shower, tiled flooring and surround, upvc panelled ceiling, frosted doubled glazed window and a chrome towel radiator and a light.

Bedroom Two 14' 11" x 8' 3" (4.537m x 2.524m)

Front facing, shapely, chrome sockets with USB ports, double glazed window, built in wooden style shelves, carpet and drop pendent light. Door leading to ensuite.

Bedroom Three 11' 6" x 9' 6" (3.505m x 2.896m)

Rear facing, a radiator, chrome sockets, double glazed window and a drop pendent light.

Second Floor Landing / Stairs 13' 4" x 5' 2" (4.061m x 1.586m)

Wooden style banister, step leading to bathroom and a bedroom, smoke detector and a spotlight.

Second Floor Bathroom 7' 9" x 4' 10" (2.360m x 1.468m)

White style three piece suite with two mixer taps, upvc panelled ceiling, Lino look flooring, neutral tile surround, spot light, extractor fan, chrome towel radiator and frosted double glazed window.

Bedroom Four 17' 6" x 12' 11" (5.324m x 3.941m)

Shapely, top floor, dormer room, large double glazed window, a radiator, eave storage (not accessed by agent), spotlight and chrome sockets with USB ports.

Bedroom Five 15' 4" x 9' 6" (4.671m x 2.886m)

Top floor, dormer room, large double glazed window, a radiator, a velux window, spot light and chrome sockets with USB ports.

Outside

To the back it's flagged and low maintenance with flower bed and wooden style canopy. To the front a driveway wide enough for multiple cars.

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's good mobile coverage for EE, Vodafone and O2. For other providers we would suggest checking directly with them.

Local Authority

Bradford Council Tax Band C £1973.00 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

519-521 Thornton Road, Bradford, BD8 9RB

Tel: 01274 498 855

Email: admin@dinsdalesestates.co.uk

Find us on **Facebook:** Dinsdales Estates

Find us on **Instagram:** [dinsdales_estates](https://www.instagram.com/dinsdales_estates)