



Dean House Gate, Allerton, Bradford, BD15 8HF
● Semi Detached ● Three Bedrooms ● New Build Style ●
● Front & Back Gardens ● Driveway & On Road Parking ●
FREEHOLD / COUNCIL TAX BAND: C / EPC: B
Priced at £209,997

Directions

From our office head up Thornton Road. Turn right onto Bell Dean Road, at the first and second mini roundabout continue straight ahead. At the third roundabout turn left onto Bracewell Avenue, when you meet Allerton Lane continue ahead onto Beck Bridge Lane. Take second right on to Dean House Gate and the property is on your right.

Description

DINSDALES ESTATES PRESENTS THIS WELL-KEPT SEMI DETACHED IN ALLERTON. We feel this would make a lovely family 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>

Entrance 7' 5" x 3' 8" (2.264m x 1.123m)

A composite look door with chrome details, matted flooring, a smoke detector, a radiator, a wall thermostat and a drop pendant light.

Lounge 14' 7" x 11' 9" (4.438m x 3.586m)

A wooden style painted door with chrome handle, carpeted with neutral painted walls, a drop pendant light, an under stair store cupboard, a radiator and patio doors to the back garden.

Kitchen Diner 13' 4" x 11' 5" (4.070m x 3.476m)

Please note the kitchen is only 2.5 years old. With a wooden style painted door with chrome handle, shapely with lino look flooring, neutral painted walls, cupboard housing Ideal boiler, L shaped wall and base units, plumbing for a washing machine, and for a dishwasher. A cupboard for a fridge freezer. A Zanussi electric induction inset hob with extractor fan, Bosch oven and CDA Microwave.

Downstairs Toilet 4' 5" x 3' 4" (1.354m x 1.007m)

A wooden style painted door with chrome handle. Shapely with Lino look flooring, wall papered walls, a radiator, a textured double glazed window and a drop pendant light.

Landing/Stairs 8' 6" x 6' 0" (2.595m x 1.840m)

A painted balustrade, painted hand rail, smoke detector, a radiator and access to the loft.

Loft

Mostly board, full size of the house. With potential to go up and create more rooms subject to planning.

Bedroom One 12' 7" x 9' 7" (3.844m x 2.922m)

Front facing, wooden style painted door with chrome handle, shapely room with useful storage cupboard (housing consumer unit and internet port), carpeted with neutral walls, two double glazed windows, a radiator and a drop pendant light.

Bedroom Two 9' 10" x 8' 4" (2.989m x 2.542m)

Back facing, wooden style painted door with chrome handle, carpeted with neutral painted walls, a double glazed window, a radiator and a drop pendant light.

Bedroom Three 6' 8" x 6' 0" (2.030m x 1.824m)

Back facing, wooden style painted door with a chrome handle, carpeted with neutral painted walls, a double glazed window, a radiator and a pendant drop light.

Bathroom 8' 6" x 5' 6" (2.585m x 1.664m)

A wooden style painted door with chrome handle, Lino look flooring, a three piece suite including an over bath thermostat bar shower and two mixer taps. Grey look walls with part tiled wall and shower screen. A frosted double glazed window, dome light, extractor fan and a radiator. With chrome towel holders.

Garden Studio 9' 10" x 6' 7" (3m x 2m)

A versatile, mid-sized studio designed to feel effortlessly comfortable whether you're working, relaxing, or recharging. With ample space for a full workstation and storage alongside a cosy seating area, it's a truly multi-functional retreat for all the family. Perfect as a dedicated garden space for exercise, yoga, or meditation, adapts beautifully to your lifestyle. Built with a durable steel frame and weather-resistant cedar, it's virtually maintenance-free and crafted to look as good years from now as it does today.

Outside

Back flagged area with wooden style shed with electric and light, grassed area with pebbled paths and a Pent Storage Shed (Crafted entirely from solid, pressure-treated timber for lasting strength. The roof is supplied with heavy-duty polyester felt for added protection. Available in a range of standard sizes and packed with practical features, it's the ideal answer to your garden storage needs—keeping tools, equipment, and your mower safe, dry, and secure.) A rotary washing line and an outdoor office. A side area with gate and Electric car charging port. At the front, driveway, flagged path way and pebbled plant bed.

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 Vodaphone and Three. 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 Friday. 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

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