



Allerton Road, Four Lane Ends, Bradford, BD8 0BJ

- **Back to Back Terrace ● Three Bedrooms ● In need of some TLC ●**
- **Low Maintenance Garden ● On Road Parking ●**

FREEHOLD / COUNCIL TAX BAND: A / EPC: D

Priced at £99,992

Directions

From our office (on foot or by car) head up Thornton Road. Turn right on to Allerton Road at Four Lane Ends traffic lights. The property can be found on the right and is accessed by a passage.

Description

DINSDALES ESTATES PRESENTS THIS REAR BACK TO BACK PROPERTY ON ALLERTON ROAD, BD8. WITH A GARDEN & ON ROAD PARKING. ENQUIRE ON LINE TODAY!

Information for Potential Buyers

UPRN 100051130188 We will initially check you are in a position to buy and if your offer is accepted we verify your identity, address, and the legitimate source of your funds to prevent money laundering. 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>

Porch 4' 6" x 4' 6" (1.380m x 1.369m)

A wooden entrance door and frosted wooden single glazed windows.

Lounge 14' 7" x 12' 11" (4.435m x 3.929m)

A wooden entrance door from the porch. A panelled wood ceiling with a four way spotlight track. A double glazed window, radiator, decorative dado rail and two alcoves. A white wooden fire place with hearth and brushed steel gas living flame gas fire. With a battery powered smoke detector, tv aerial and doors leading to the kitchen and first floor.

Kitchen 11' 7" x 5' 7" (3.542m x 1.701m)

A double glazed frosted window and a Glow Worm gas combination boiler. A carbon monoxide detector, remote heating thermostat and wooden panelled ceiling. A range of Oak effect wall, base and drawer units with marble effect work surface. With lino look flooring and plumbing for a washing machine and free standing gas cooker. With stairs leading to the cellar.

Cellar 14' 8" x 9' 0" (4.470m x 2.753m)

Good for storage, access is via wooden stairs with hand rails. Comprising of two areas. With a stone floor and shelving and housing the pay as you go meters and electric fuse board.

First Floor Landing 11' 6" x 6' 0" (3.496m x 1.829m)

With an alarm panel, hand rail, a head height store cupboard. This is a spacious landing area with a radiator, pendant light, battery powered smoke detector and stairs to the second floor.

Bedroom One 12' 2" x 9' 11" (3.709m x 3.020m)

A double glazed window, tv aerial, two alcoves (both with shelf and hanging rails) and a radiator.

Bathroom 12' 11" x 4' 3" (3.930m x 1.288m)

With a wooden panel ceiling and part panelled/part tiled walls. A double glazed frosted window and an airing cupboard with shelf, rail and shower isolation switch. A Victorian style white bathroom suite including, a hand basin, toilet and bath with a Triton electric shower with a rail and curtains.

Second Floor Landing 5' 7" x 2' 10" (1.701m x 0.864m)

A pendant light fitting and a battery powered smoke detector.

Attic Bedroom Two 17' 2" x 5' 10" (5.243m x 1.781m)

A double glazed Dormer window, radiator and loft hatch. (The loft space is insulated).

Attic Bedroom Three 14' 5" x 8' 4" (4.393m x 2.548m)

A shapely room with a double glazed Dormer window, radiator and stair hub.

Outside

Parking is on Allerton Road. There is also an enclosed parking area behind Clement Street - strictly on a first come basis. The garden is enclosed with gates, walled and fenced. Having a low maintenance appeal with a newly laid flagged path with metal handrails and pebbled areas.

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, Three and O2. For other providers we would suggest checking directly with them.

Local Authority

Bradford Council Tax Band A £1479.76 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 Advise & 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

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