



## Dean House Gate, Allerton, Bradford, BD15 8HF

- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- RECEPTION ROOM WITH PATIO DOORS TO THE REAR GARDEN
- TWO DOUBLE BEDROOMS & 1 SINGLE BEDROOM
- GROUND FLOOR WC
- EPC RATING GRADE B
- MODERN KITCHEN DINER
- MODERN THREE PIECE BATHROOM SUITE
- DRIVEWAY FOR TWO CARS
- COUNCIL TAX BAND C

**Asking Price £240,000**



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HUNTERS BRADFORD PRESENTS - DEAN HOUSE GATE - BD15

THREE-BEDROOM SEMI-DETACHED FAMILY HOME - MODERN KITCHEN DINER - RECEPTION ROOM WITH PATIO DOORS TO REAR GARDEN - GROUND FLOOR WC - MODERN THREE-PIECE BATHROOM SUITE - TWO DOUBLE BEDROOMS & 1 SINGLE BEDROOM - DRIVEWAY FOR TWO CARS - COUNCIL TAX BAND C - EPC RATING GRADE B

A superbly presented three-bedroom family home, decorated in neutral colours with modern fixtures and fitting.

The vendor informs us that the house has never been live in and all integrated appliances have never been used.

## GROUND FLOOR

Enter the hallway, there are stairs to the first floor, a door to the ground floor WC and a door to the kitchen diner. The kitchen is modern with a good range of wall and base units. Integrated fridge freezer, integrated dishwasher, integrated washing machine, gas hob & oven. There is a good amount of space for a dining table and a door to the reception room. The reception room is a good size with an under stairs storage cupboard and patio doors leading to the rear patio/ garden.

## FIRST FLOOR

The landing gives access to all three bedrooms, the bathroom and has a hatch to access the loft. Bedroom 1 is a double room to the front with two windows and an over the stairs storage cupboard. Bedroom 2 is a double room overlooking the rear, bedroom 3 is a single room again overlooking the rear.

## EXTERNAL

To the front is a small lawn garden, a lawn to the side and to the rear is an enclosed rear lawn garden. There is an outside power socket and water tap.

## PARKING

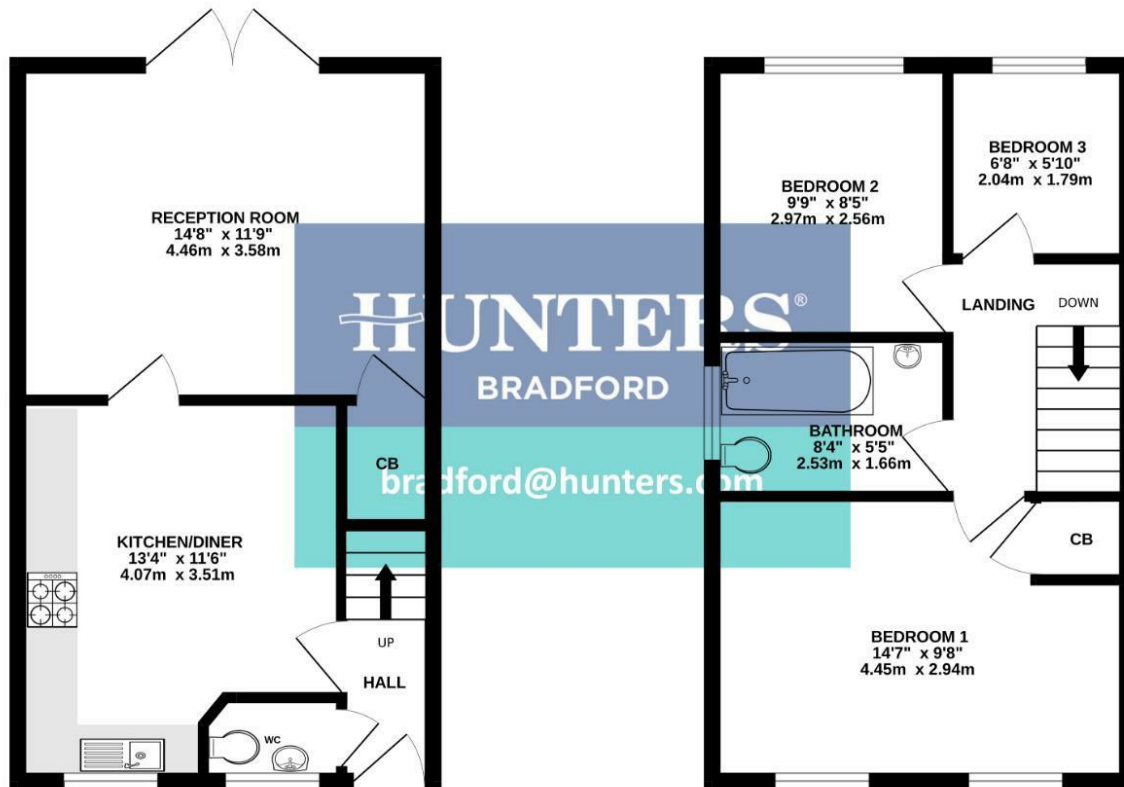
Parking is provided by a driveway for two cars to the side with a gate from the driveway to access the rear garden.





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Viewings

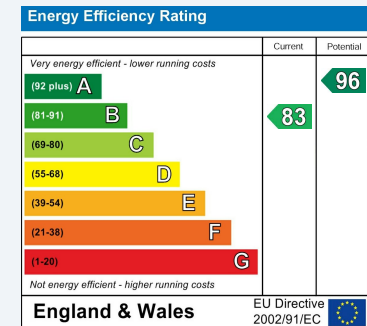
Please contact [bradford@hunters.com](mailto:bradford@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

