



## Meadow Bank, Allerton, Bradford, West Yorkshire, BD15 8HL

- \*\*\* CHAIN FREE \*\*\*
- TWO BEDROOM SEMI-DETACHED MODERN HOME
- LOUNGE WITH PATIO DOORS TO REAR GARDEN
- DRIVEWAY PARKING, REAR ENCLOSED LAWN / PATIO GARDEN
- APPROX 5 YEARS REMANING ON NHBC CERTIFICATE

- FIRST TIME BUYERS & INVESTORS
- MODERN BREAKFAST BREAKFAST KITCHEN WITH INTEGRATED APPLIANCES
- TWO DOUBLE BEDROOMS, BEDROOM 1 WITH BUILT IN CUPBOARD
- CLOSE TO LOCAL AMENITIES, SCHOOLS AND TRANSPORT LINKS
- COUNCIL TAX BAND B, EPC RATING GRADE B

**Offers In The Region Of £160,000**



# Meadow Bank, Allerton, Bradford, West Yorkshire, BD15 8HL

## DESCRIPTION

Welcome to Meadow Bank, Allerton, a charming location in Bradford, West Yorkshire, where this delightful semi-detached house awaits its new owners.

### CHAIN FREE

This property, built between 2010-2019, is perfect for first-time buyers looking for a cosy yet modern home. As you step inside, you are greeted by a modern breakfast kitchen, with integrated appliances (Fridge Freezer, Dishwasher, Washing machine, Gas Hob, electric oven), and space for a breakfast table. The lounge has patio doors that lead to the rear garden, creating a seamless indoor-outdoor living experience.

The ground floor boasts a convenient WC, ideal for guests, while the first floor features two generously sized bedrooms. The master bedroom even comes with a built-in cupboard, providing ample storage space for your belongings.

Parking is made easy with a driveway that accommodates two vehicles, a valuable asset in this bustling neighbourhood. The rear garden, complete with an enclosed lawn and patio, offers a private oasis for relaxation or entertaining guests.

Located close to local amenities, schools, and transport links, this property ensures that everything you need is within reach. With a council tax band B and an impressive EPC rating of grade B, this home is not only charming but also energy efficient.

Additionally, with approximately 5 years remaining on the NHBC certificate, you can have peace of mind knowing that this property is well-maintained and of high quality.

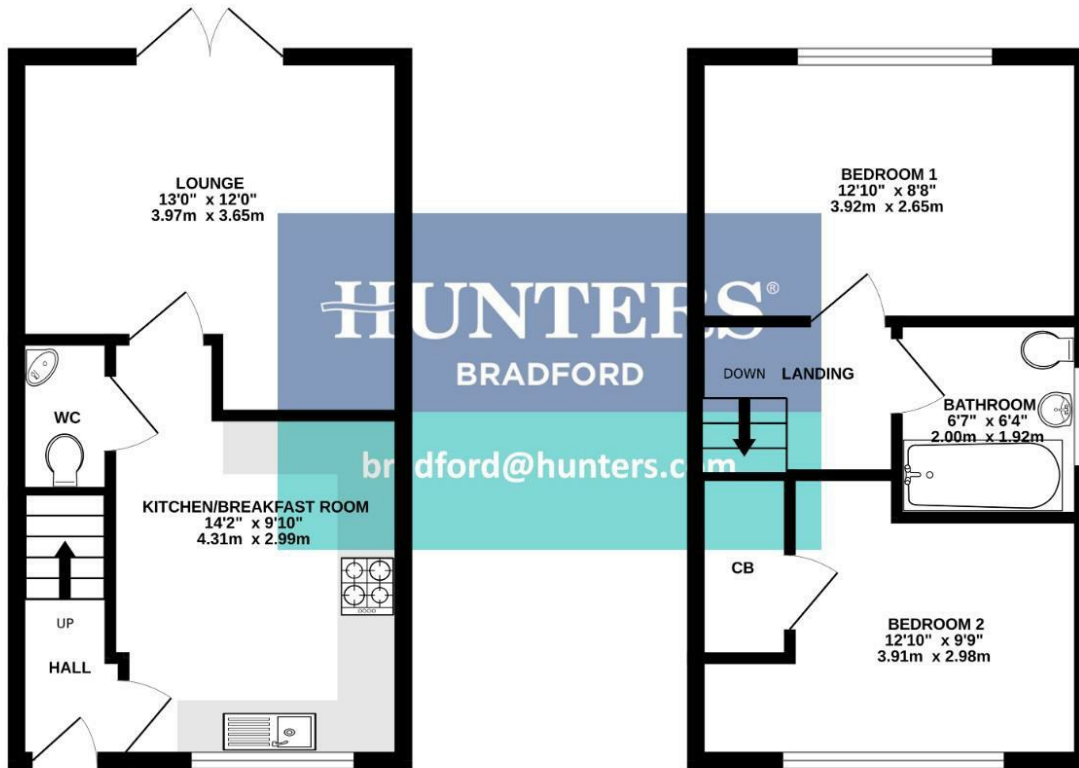
Don't miss out on the opportunity to make this house your home in Meadow Bank. Book a viewing today and step into your future in this lovely abode.





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**

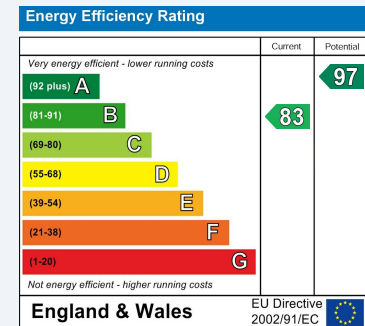
Please contact [bradford@hunters.com](mailto:bradford@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

**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.



2 Wakefield Road, Bradford, BD4 7AT  
Tel: 01274 393955 Email: [bradford@hunters.com](mailto:bradford@hunters.com) <https://www.hunters.com>

