



Grange Road, Allerton, Bradford, West Yorkshire, BD15 7RS

- FIVE BEDROOM VERY WELL PRESENTED FAMILY HOME
- MODERN KITCHEN WITH BREAKFAST BAR AND RANGE COOKER
- BEDROOM 1 WITH ENSUITE SHOWER ROOM
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- DRIVE WAY FOR SEVERAL VEHICLES
- THREE RECEPTION AREAS - IDEAL FOR LARGE FAMILIES
- ACCOMMODATION OVER THREE FLOORS
- STYLISH FOUR PIECE BATHROOM SUITE WITH DOUBLE SHOWER
- REAR GARDEN WITH PATIO AND ARTIFICIAL GRASS
- COUNCIL TAX BAND C - EPC RATING GRADE D

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Offers Over £400,000

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Nestled in the desirable area of Grange Road, Allerton, Bradford, this impressive semi-detached house offers a perfect blend of space and modern living, making it an ideal family home.

With a generous 1,830 square feet of living space, this property boasts four well-proportioned bedrooms and a single bedroom/home office, including bedroom 1 with an ensuite shower room for added convenience and privacy.

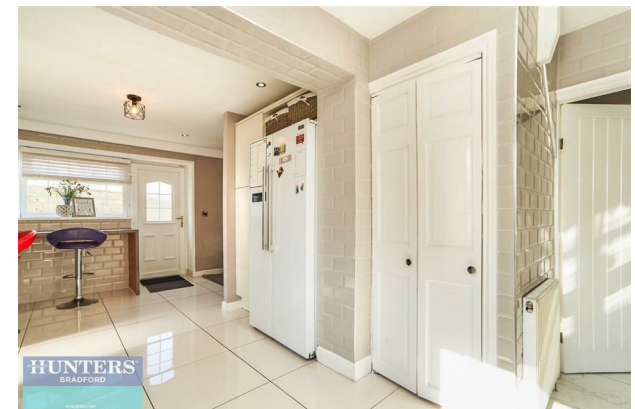
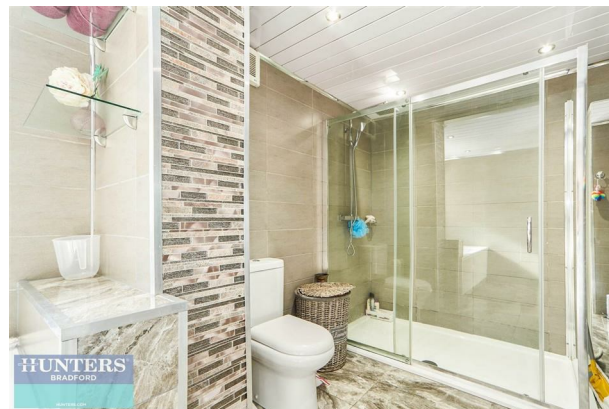
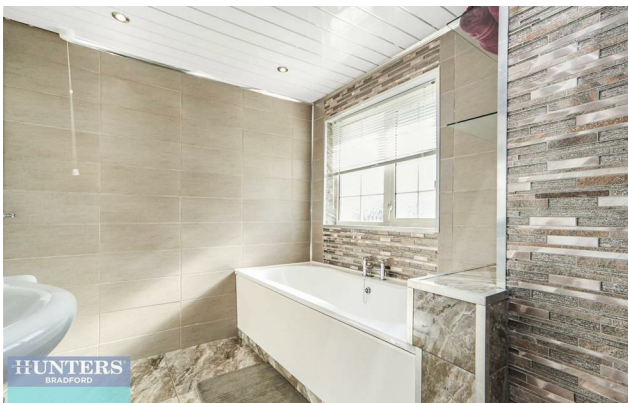
The heart of the home is undoubtedly the contemporary kitchen, featuring a stylish breakfast bar and a range cooker, perfect for culinary enthusiasts and family gatherings. The property also benefits from three inviting reception areas, providing ample space for relaxation, entertainment, giving a family plenty of space to use.

The bathrooms are designed with elegance in mind, showcasing a chic four-piece suite that includes a double shower, ensuring comfort for the entire family. The house is equipped with double glazing and gas central heating, ensuring warmth and energy efficiency throughout the seasons.

Outside, the rear garden is a delightful retreat, featuring a patio area and low-maintenance artificial grass, ideal for children to play or for hosting summer barbecues. The property also offers parking for up to four vehicles, a rare find in this area.

Situated within close proximity to local amenities and schools, this home is perfectly positioned for family life. With a council tax band of C and an EPC rating of grade D, this property is not only a beautiful place to live but also a practical choice for modern families. This well-presented family home is a must-see for those seeking space, comfort, and convenience in Bradford.

Don't forget to view our virtual tour and read our Key Buyers Facts report available on this listing.





GROUND FLOOR

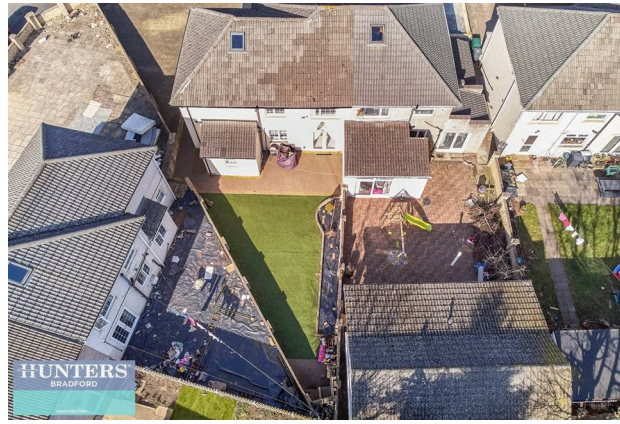
Hallway

Reception Room Area 1
15'5" x 11'5"

Reception Room Area 2
11'10" x 9'5"

Kitchen / Family Room
24'5" x 18'7"

Utility Room
7'10" x 5'0"



SECOND FLOOR

Bedroom 1
14'8" x 11'3"

Ensuite Shower Room

Bedroom 3
15'7" x 10'6"

Bedroom 4
12'3" x 10'11"

Bedroom 5
6'11" x 6'11"



Family Bathroom

12'8" x 6'6"

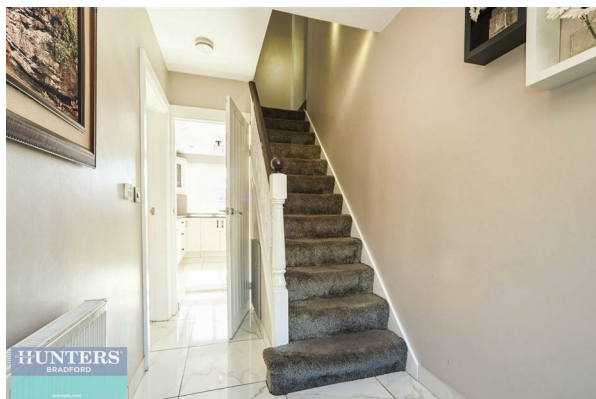
SECOND FLOOR

Bedroom 2
13'5" x 7'10"

EXTERNAL

Rear Garden

Front Garden / Driveway













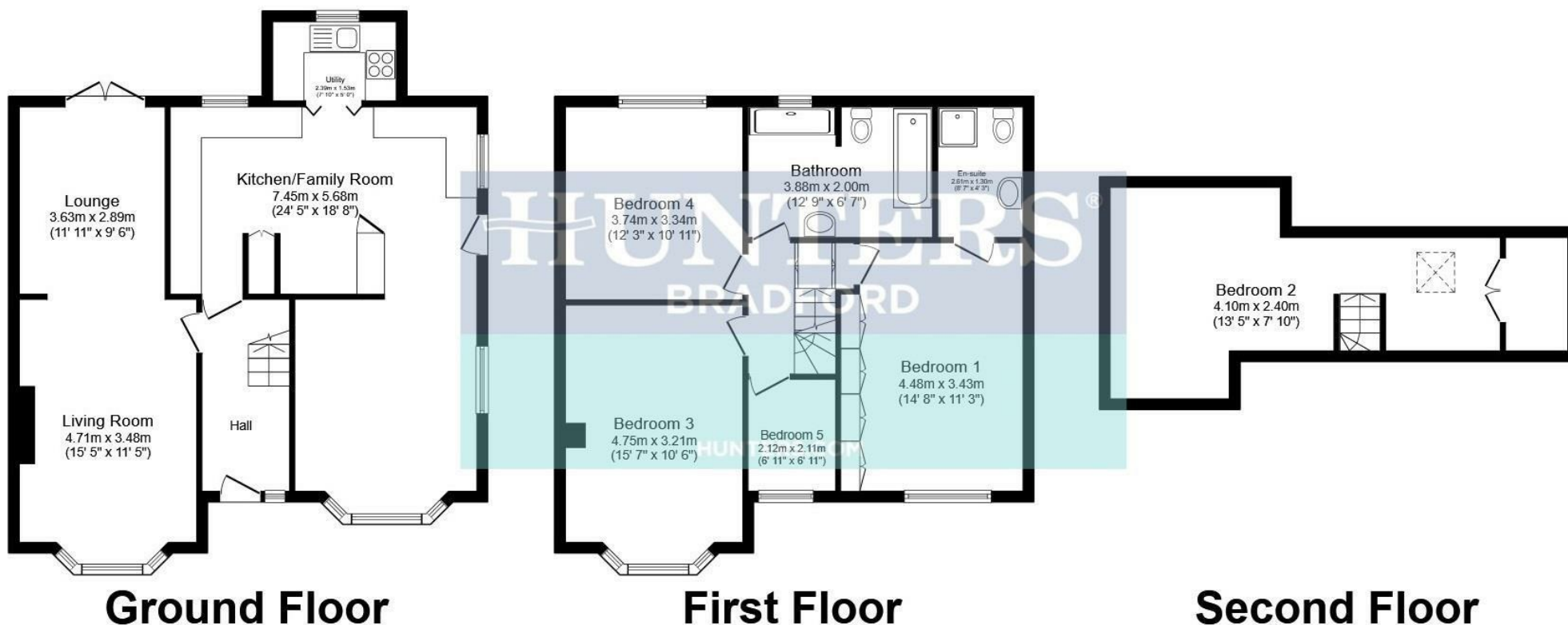
Allerton, Bradford, West Yorkshire, BD15 7RS

Allerton is an area within the metropolitan borough of the City of Bradford, West Yorkshire, England, it is situated approx. 3 miles west-north-west of Bradford. There are shopping parades, the main shops on Allerton Road, takeaways and other retail shops within the area.

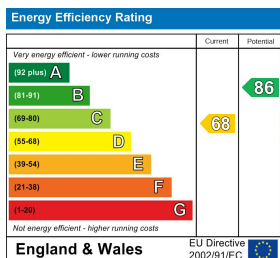
There are a number of primary schools in the area; these include the Academy at St. James at the southern edge of the area, Beckfoot Allerton on Allerton Road, St. Matthew's Catholic Primary School and Ley Top Primary School in close proximity at the top of Bell Dean Road, as well as Sandy Lane Primary School in the village of Sandy Lane attached to the immediate north-west of Allerton. Dixon's Allerton Academy is situated at the far eastern edge of the village, close to the Rhodesway estate.

There are good transport links to Bradford, Halifax, Keighley, Bingley and other surrounding villages, towns and cities.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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