



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

- OF INTEREST TO FIRST TIME BUYERS AND FAMILIES
- MODERN GOOD SIZE KITCHEN DINING ROOM
- MAIN BEDROOM WITH ENSUITE SHOWER ROOM
- GARDENS TO BOTH THE FRONT AND REAR
- CLOSE TO LOCAL AMENITIES, SCHOOLS AND TRANSPORT LINKS

- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- GROUND FLOOR WC
- GAS CENTRAL HEATING, DOUBLE GLAZING
- DRIVEWAY PARKING
- COUNCIL TAX BAND C, EPC RATING GRADE B

**Offers Over £200,000**

**HUNTERS**  
HERE TO GET *you* THERE



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

## DESCRIPTION

Nestled in the charming area of Dean House Gate, Allerton, Bradford, this delightful three-bedroom semi-detached family home presents an excellent opportunity for first-time buyers and growing families alike. Spanning an inviting 839 square feet, the property boasts a well-designed layout that maximises space and comfort.

Upon entering, you are welcomed into a modern kitchen dining room, this is a standout feature, providing ample space for family meals and entertaining guests. There is a good size bright reception room that sets the tone for the rest of the home, with patio doors to the rear garden. Additionally, the convenience of a ground floor WC enhances the practicality of the living space.

The main bedroom is a true retreat, complete with an ensuite shower room, ensuring privacy and comfort. The two additional bedrooms are ideal for children, guests, or even a home office. The property benefits from gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year.

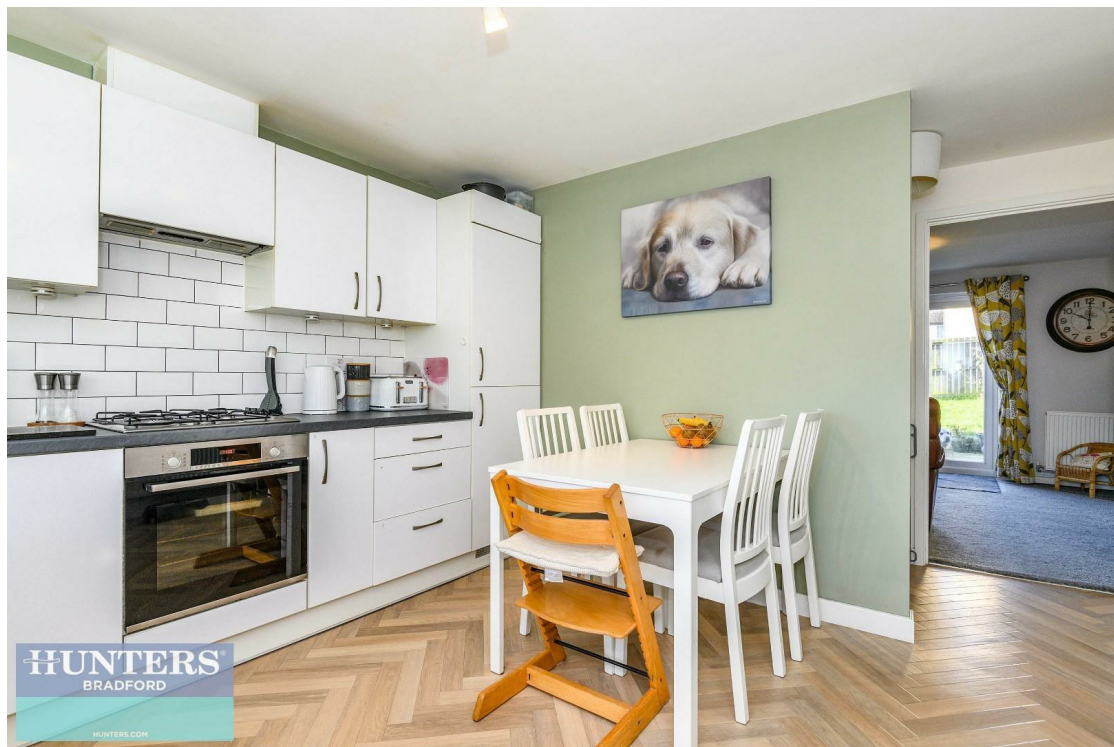
Outside, you will find gardens to both the front and rear, offering a lovely space for outdoor activities or simply enjoying the fresh air. The driveway provides parking for one vehicle, adding to the convenience of this lovely home.

Situated close to local amenities, schools, and transport links, this property is perfectly positioned for family life. With a council tax band of C and an impressive EPC rating of grade B, this home is not only appealing but also economical.

This semi-detached house is a wonderful opportunity to create lasting memories in a welcoming community. Book your viewing today.

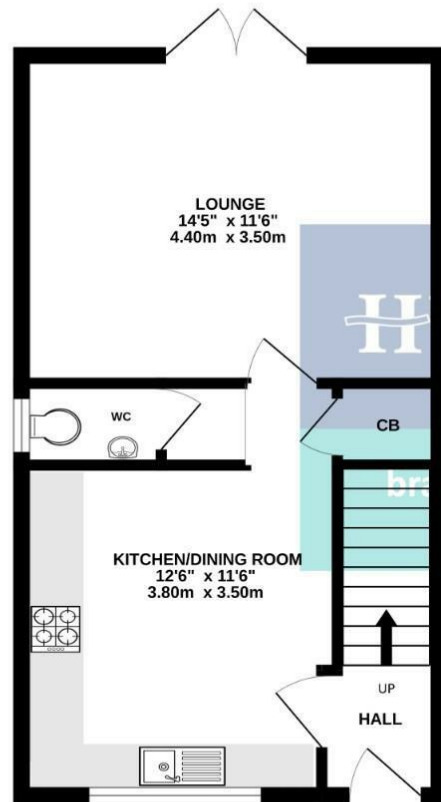




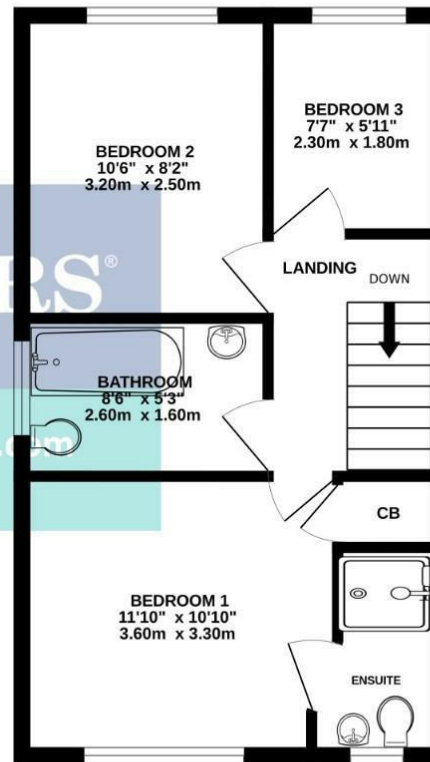




GROUND FLOOR



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.