



Grasleigh Avenue Allerton, Bradford, West Yorkshire, BD15 9AR

- WELL-PRESENTED 4 BEDROOM DETACHED HOUSE
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- GARAGE AND ADDITIONAL PARKING
- LOCAL SCHOOLS AND AMENITIES
- SOUGHT AFTER LOCATION

- IDEAL FAMILY HOME
- FRONT AND REAR GARDENS
- DOWNSTAIRS W/C
- INTERNAL VIEWING RECOMMENDED
- COUNCIL TAX BAND E - EPC RATING D

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Nestled in the desirable area of Allerton, Bradford, this well-presented four-bedroom detached House on Grasleigh Avenue is an ideal family home. With two spacious reception rooms that welcome you, the property boasts a modern kitchen equipped with integrated appliances, perfect for those who enjoy cooking and entertaining.

The downstairs has been recently renovated and the vendor has informed us there is a Nest Smart Heating System, Verisure alarm and a ring.com doorbell with security system.

The House features two well-appointed bathrooms, ensuring convenience for the entire family. Each of the four bedrooms offers ample space, making it easy to create comfortable and personalised living areas. Additionally, the loft is fully insulated and boarded, providing excellent storage options or potential for further development.

Outside, the property is complemented by both front and rear gardens, offering a lovely outdoor space for relaxation and play. The garage and additional parking for four vehicles add to the practicality of this home, making it suitable for families with multiple cars.

Situated in a sought-after location, this detached house is conveniently close to local schools and amenities, making daily errands and family needs easily accessible. A great standout feature for the property, is that it falls within the catchment area for Beckfoot School, which has been rated outstanding by Ofsted. Another great feature is the proximity to Sandy Lane primary school.

Internal viewing is highly recommended to truly appreciate the features and charm of this delightful family property. Whether you are looking for a peaceful retreat or a vibrant family home, this detached house on Grasleigh Avenue is sure to meet your needs.

The property falls under Council Tax Band E and has an EPC Rating of D, reflecting its energy efficiency.



GROUND FLOOR

Porch

Hallway

Stepping into the home, you are greeted by a bright and welcoming hallway, designed to create an immediate sense of warmth and sophistication. The oak and glass staircase is a stunning feature, adding a modern touch while allowing natural light to flow through the space. The waterproof wooden flooring extends seamlessly through the downstairs, complementing the carefully chosen two-tone painted walls with a dado rail. A chandelier adds a finishing touch, enhancing the refined elegance of this beautiful entrance.

Living Room

22'4" x 17'5"

The living room is a spacious and inviting space, designed for both relaxation and entertaining. The bespoke wooden feature wall adds a contemporary edge, while the Artisan fireplace, styled to resemble a traditional wood-burning stove, serves as a beautiful centrepiece. The room is bathed in natural light thanks to the large front window and sliding patio doors, which open directly onto the garden. Carefully positioned downlights frame the fireplace, while three chandeliers create a warm and luxurious ambience.

Kitchen

11'5" x 8'9"

A modern kitchen for those who love to cook and entertain, this space has been fitted with high-quality fixtures and appliances. The 3-inch Brazilian granite worktops create a striking contrast against the Howdens kitchen units, while the Rangemaster stove and extractor hood provide both practicality and elegance. Integrated appliances, including a Samsung fridge freezer and a new Hotpoint dishwasher, maintain the seamless aesthetic. The porcelain tiled walls and under-cabinet lighting add to the sleek design, while a large window ensures the kitchen is always bright and airy. A door leading to the side of the property allows for easy access to outdoor areas.

Dining Room

15'1" x 8'5"

For hosting family gatherings, the dining room has been thoughtfully renovated to create a stylish and functional space. The feature wall adds depth and character, while the Tiffany glass light fixture enhances the room's inviting atmosphere. The waterproof wooden flooring ensures durability, making this a versatile space that could also be used as a playroom if desired.

W/C

A beautifully designed cloakroom that has been finished with herringbone flooring and porcelain tiled walls, offering a stylish and contemporary feel.

FIRST FLOOR

Landing

The oak and glass staircase leads up to a bright and airy landing, where a large window floods the space with natural light. The 100% wool carpet adds a soft, luxurious feel underfoot, making this an elegant transition area between the bedrooms.

Bedroom One

13'6" x 11'9"

The master bedroom is a spacious retreat, fitted with bespoke wardrobes that offer extensive storage without compromising on style. The large window fills the room with daylight, enhancing the neutral tones and plush carpet to create a relaxing atmosphere.

Bedroom Two

10'7" x 10'4"

Generously sized and well-appointed, the second bedroom is a comfortable space, complete with fitted wardrobes for ample storage. The large window allows plenty of natural light to pour in, while the soft décor and fitted carpeting make this a perfect space for rest and relaxation.

Bedroom Three

11'5" x 8'7"

This well-proportioned bedroom is large enough to accommodate a double bed, making it ideal as a guest bedroom or child's room. The built-in wardrobes provide excellent storage, and the neutral design ensures a calm and inviting feel.

Bedroom Four

10'8" x 8'7"

Currently used as a home office, this room is a versatile space that can easily serve as a fourth bedroom. The fitted storage solutions maximise functionality, while the neutral décor ensures it can be adapted to suit any purpose, whether as a study, a guest bedroom or a nursery.

Family Bathroom

7'6" x 5'10"

Finished with porcelain tiles, the main bathroom is both stylish and practical. With a well-thought-out layout, this space offers comfort and convenience, making it ideal for family use.

Garage

17'6" x 9'1"

The detached garage is fully equipped with electricity, making it an ideal space for storage, a workshop, or even a home gym.

*Disclaimer, All materials & brand names described in these descriptions have been given to us by the seller Any buyer ,will need to carry out their own due-diligence.













Sandy lane, Allerton, Bradford, West Yorkshire, BD15 9AR

Sandy Lane is located to the north of Bradford, West Yorkshire, England. Positioned between the villages of Wilsden, Harden, and Thornton, it offers residents a tranquil setting while maintaining close proximity to urban conveniences.

Surrounded by picturesque countryside, it provides ample opportunities for outdoor activities, with numerous footpaths and bridleways connecting to the neighboring villages along with Chellow Dene Beck.

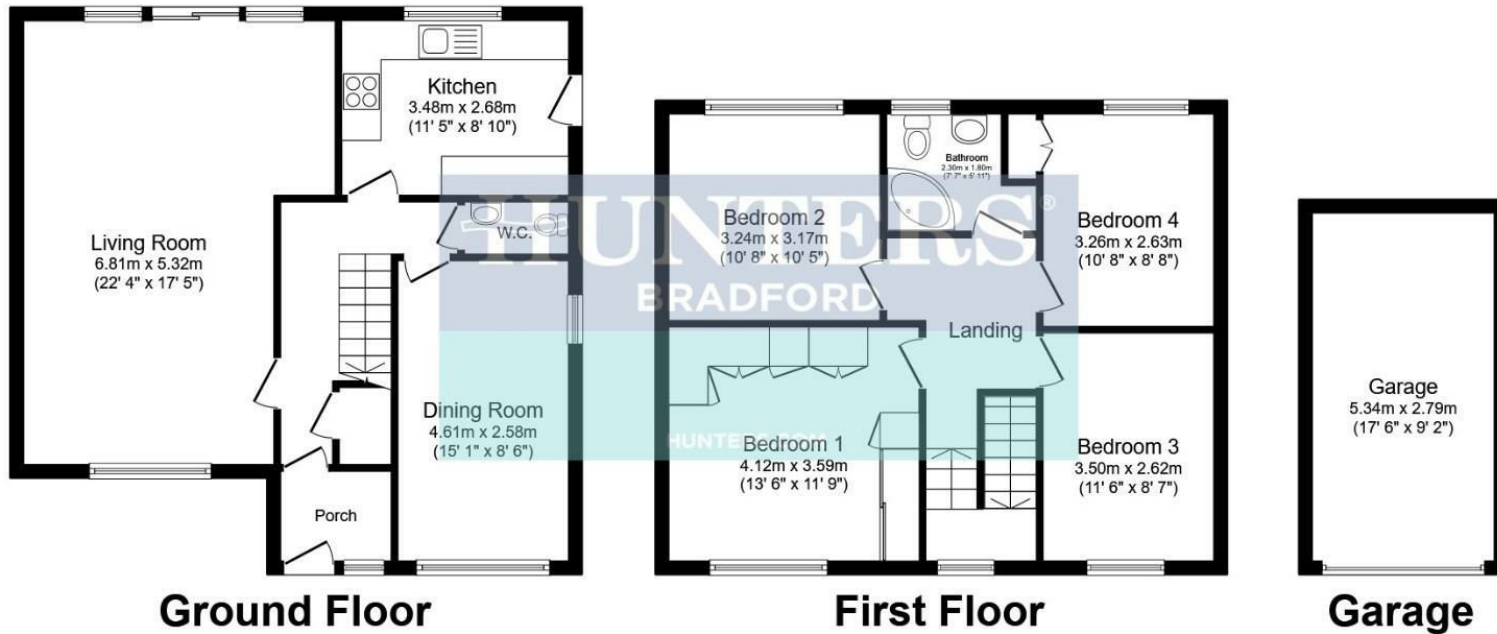
Residents benefit from easy access to numerous amenities and services .

The strategic location of the home allows for convenient commuting to Bradford and nearby towns, making it an ideal choice for families and professionals seeking a balance between peaceful village life and accessibility to urban centers.

In summary, the house presents an attractive living environment, enriched by its proximity to local amenities, offering residents a harmonious blend of rural charm and modern convenience.

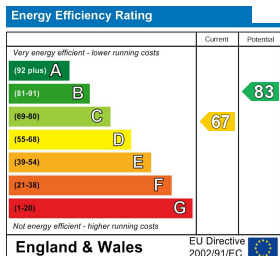
There are good transport links to Bradford, Halifax, Keighley, Bingley and other surrounding villages, towns and cities.





Total floor area 135.7 m² (1,461 sq.ft.) approx

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



Viewing Arrangements

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