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Grange Fold, Allerton, Bradford, West Yorkshire, BD15 7SQ

- THREE BEDROOM GRADE II LISTED MID TERRACED FAMILY HOME
- DINING KITCHEN
- THREE PIECE BATHROOM SUITE
- GAS CENTRAL HEATING
- DRIVEWAY PARKING, CLOSE TO LOCAL SCHOOLS AND AMENITIES

- ORIGINAL WOODEN BEAMS AND FEATURES, INCLUDING WINDOW SEATS
- BEDROOM 1 WITH ENSUITE SHOWER ROOM
- DOUBLE GLAZING
- REAR GARDEN WITH LAWN AND PATIO
- EPC RATING GRADE C - COUNCIL TAX BAND B

Offers In The Region Of £190,000

Grange Fold, Allerton, Bradford, West Yorkshire, BD15 7SQ

Nestled Grange Fold, Allerton, Bradford, this delightful Grade II listed mid-terrace family home offers a unique blend of historical character and modern convenience. With three well-proportioned bedrooms, including a master suite complete with an ensuite shower room, this property is perfect for families seeking both space and comfort.

As you enter, you will be greeted by the original wooden beams and features that add a touch of traditional elegance to the home. The inviting dining kitchen is ideal for family meals and entertaining guests, while the reception room provides a cosy space to relax. The property also has a three-piece bathroom suite, ensuring that all your needs are met.

The home benefits from double glazing and gas central heating, providing warmth and energy efficiency throughout the year. There is a boarded loft with light and 300m insulation. Outside, you will find a lovely rear garden featuring a lawn and patio area, perfect for enjoying the outdoors or hosting summer gatherings. With an EPC rating of grade C and a council tax band of A, this home offers both affordability and efficiency. This residence is a rare find in the area, combining historical features with modern living, making it a must-see for anyone looking to settle in the area.

Additionally, the property includes a driveway for one vehicle, a valuable asset in this sought-after location, there are also no on road restrictions. There is also the potential to extend, subject to planning. Just a short stroll away, is the Aldi supermarket, making shopping a breeze. The area is rich with shops, schools and services, including GP surgeries, dentist, pharmacies, optician, vet, and post offices.

For those who enjoy an active lifestyle, the nearby football pitch, outdoor fitness area, and children's playground offer excellent recreational opportunities. This vibrant community is perfect for families and individuals alike, providing a wonderful balance of convenience and leisure.





GROUND FLOOR

Reception Room

17'8" x 16'6"

Kitchen / Dining Room

14'11" x 18'2"

Rear Vestibule

3'10" x 5'6"

FIRST FLOOR

Landing

Bedroom 1

11'1" x 17'10"

Bedroom 2

11'1" x 15'1"

Bedroom 3

6'3" x 11'8"

Bathroom

6'11" x 12'9"

EXTERNAL

Front Garden

Rear Garden

Driveway



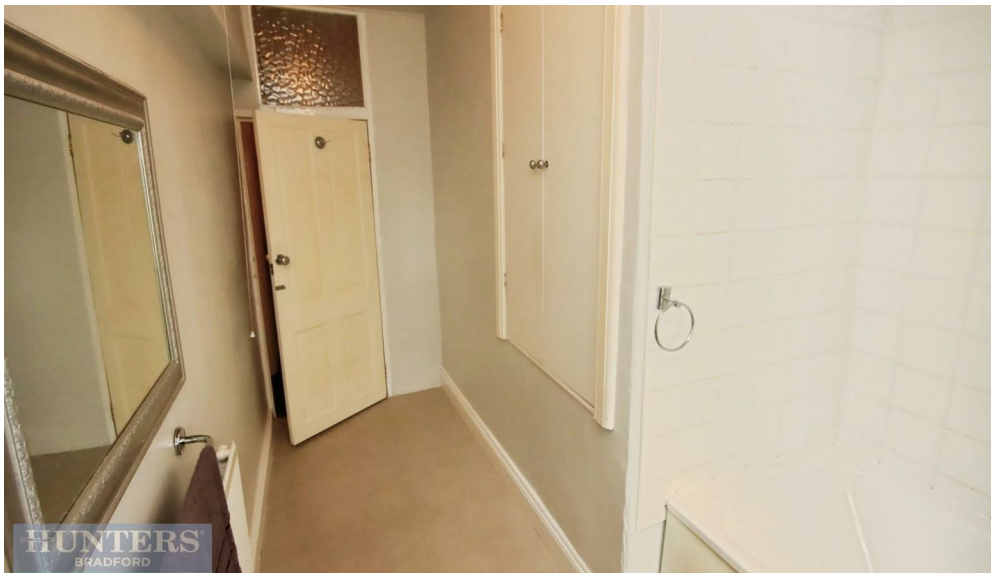


These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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. 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.





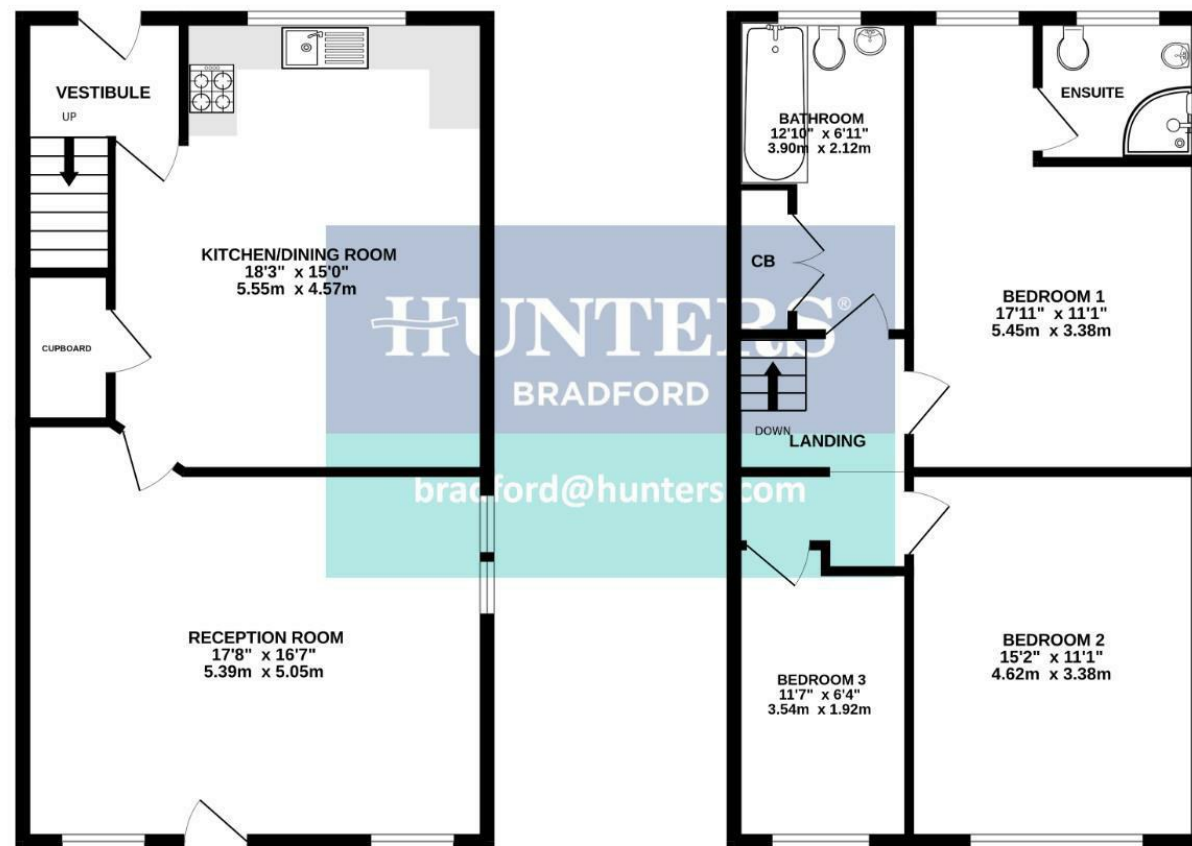






GROUND FLOOR

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Bradford -
01274 393955 <https://www.hunters.com>



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