



Meadowlands, Allerton BRADFORD BD15 8HH

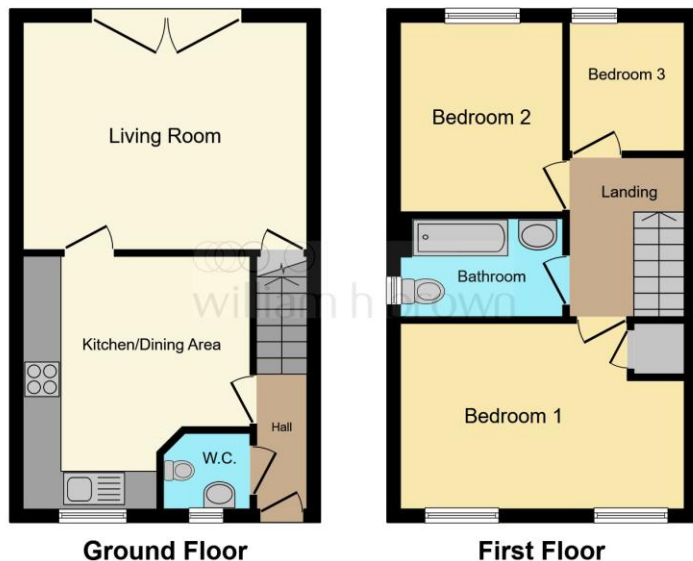
welcome to

Meadowlands, Allerton BRADFORD

Immaculately presented three bedroom semi detached property. 7 years remaining on the NHBC, Off street driveway parking to the side with paved pathway and an enclosed rear patio & lawn offering an excellent degree of privacy. uPVC double glazing and gas central heating throughout



Immaculately presented three bedroom semi detached property with the benefit of 7 years remaining on the NHBC. Offering great family side accommodation, the property comprises: entrance hall, ground floor W.C, modern kitchen diner, living room with uPVC patio doors leading out into the enclosed rear garden. Three first floor bedrooms and a white three piece bathroom. uPVC double glazing and gas central heating throughout. Off street driveway parking to the side with paved pathway and an enclosed rear patio & lawn offering an excellent degree of privacy. Energy Rating: B



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Entrance Hall

W.C

Kitchen Diner

13' 4" x 11' 6" (4.06m x 3.51m)

Living Room

14' 7" x 11' 8" (4.45m x 3.56m)

First Floor Landing

Bedroom One

12' 9" x 9' 7" (3.89m x 2.92m)

Bedroom Two

9' 9" x 8' 4" (2.97m x 2.54m)

Bedroom Three

6' 5" x 5' 11" (1.96m x 1.80m)

Bathroom

Exterior



view this property online williamhbrown.co.uk/Property/SHP109756



welcome to

Meadowlands, Allerton BRADFORD

- Three bedroom semi detached
- Stylish kitchen diner & bathroom
- 7 years left on NHBC
- uPVC DG & GCH
- Off street driveway parking

Tenure: Freehold EPC Rating: B

offers over

£190,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SHP109756



Property Ref:
SHP109756 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01274 531233



Shiple@williamhbrown.co.uk



21 Market Square, SHIPLEY, West Yorkshire,
BD18 3QB



williamhbrown.co.uk