









welcome to

Ollerdale Close, Allerton Bradford

Located in a highly regarded cul-de-sac within Allerton is this well presented three bedroom semi detached family home. Boasting from off street driveway parking with garage, enclosed rear garden and ample living accommodation for the growing family. uPVC double glazing & gas central heating.





Located in a highly regarded cul-de-sac within Allerton is this well presented extended three bedroom semi detached family home. Boasting from off street driveway parking with garage, enclosed rear garden, two reception rooms and generous kitchen diner offering ample living accommodation for the growing family. Internally comprising: entrance hall, ground floor W.C, living room, dining room, kitchen diner and conservatory. Three first floor bedrooms and four piece bathroom. Enclosed rear garden, block paved driveway parking with garage to the front. uPVC double glazing & gas central heating. Energy Rating: TBC



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.focalent.com

Entrance Hall

Living Room

13' 1" x 12' 1" (3.99m x 3.68m)

Dining Room

12' 4" x 8' 10" (3.76m x 2.69m)

Conservatory

9' 4" x 8' 11" (2.84m x 2.72m)

Kitchen

12' 3" x 8' 9" (3.73m x 2.67m)

Dining Area

8' 3" x 8' (2.51m x 2.44m)

W.C

First Floor Landing

Bedroom One

15' 7" x 10' 6" (4.75m x 3.20m)

Bedroom Two

12' 4" x 9' 3" (3.76m x 2.82m)

Bedroom Three

8' 6" x 7' 7" (2.59m x 2.31m)

Bathroom

Exterior

Garage











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Ollerdale Close, Allerton Bradford

- Extended semi detached
- Generous living accommodation
- Highly regarded cul-de-sac
- Three bedrooms
- Enclosed rear garden

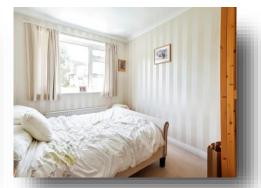
Tenure: Freehold EPC Rating: D

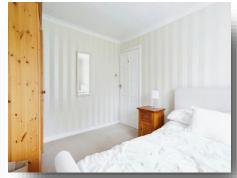
offers over

£250,000









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Please note the marker reflects the postcode not the actual property

Map data @2024



Property Ref: SHP110030 - 0002 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.

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