



**Cottingley Road, Allerton Bradford BD15 9JU**

***welcome to***

**Cottingley Road, Allerton Bradford**

38 Cottingley Road, Allerton, BD15 9JU. We advise that an offer has been made for the above property in the sum of £90,000. Any persons wishing to increase on this offer should notify William H Brown, Shipley, 01274 531233, of their best offer prior to exchange of contracts



Available with no upper chain is this two bedroom front terrace, ideal for a first time buyer or investor. Handily located for local schools, shops and bus routes. Internally comprises: living room, kitchen and cellar with two first floor bedrooms, bathroom with seperate WC and sink. The exterior has an enclosed front yard with on street parking. Energy Rating:

### **Entrance Porch**

### **Lounge**

14' x 10' 10" ( 4.27m x 3.30m )

### **Kitchen**

10' x 6' 9" ( 3.05m x 2.06m )

### **Bedroom One**

12' 6" x 8' 1" ( 3.81m x 2.46m )

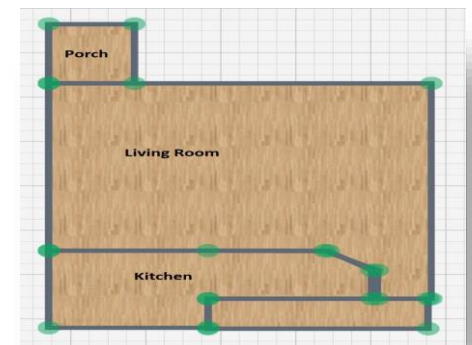
### **Bedroom Two**

11' 3" x 9' 5" ( 3.43m x 2.87m )

### **Bathroom**

### **Separate Wc & Sink**

### **Exterior - Yard**



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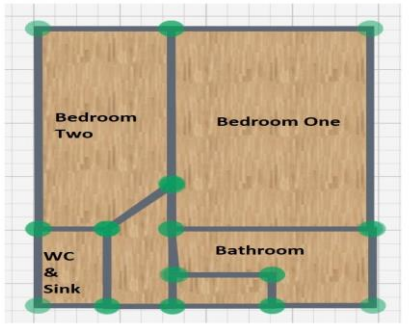
welcome to

## Cottingley Road, Allerton Bradford

- Ideal first time buy
- Two bedroom terrace
- Enclosed front yard
- On street parking
- No upper chain

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

**£95,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SHP110624 - 0007

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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.



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