



Canford Drive, Allerton BRADFORD BD15 7AU

welcome to

Canford Drive, Allerton BRADFORD

ARE YOU SEARCHING FOR YOUR NEW FAMILY HOME? Located in a popular area in Allerton, we have a well presented three bedroom detached home benefiting from spacious accommodation throughout, enclosed garden space, views to the rear, driveway and garage. Double glazing and central heating throughout



Located in a popular area in Allerton, we have a well presented three bedroom detached home benefiting from spacious accommodation throughout, enclosed garden space, a garage and off street parking. The property is handily located close to a range of shops, local amenities and bus routes.

Internally, the ground floor compromises of an entrance hallway, living room, dining room, kitchen and a conservatory. The first floor compromises of three spacious bedrooms with a family bathroom. Externally, the property offers a generous sized paved garden to the rear with views over open fields. Driveway and garage to the front. Double glazing and central heating throughout. EPC rating:D

Entrance Hall

Living Room

13' 7" x 12' 11" (4.14m x 3.94m)

Dining Room

12' 3" x 10' 5" (3.73m x 3.17m)

Kitchen

13' 2" x 8' 10" (4.01m x 2.69m)

Conservatory

13' 6" x 10' 6" (4.11m x 3.20m)

Bedroom One

14' 2" x 13' 7" (4.32m x 4.14m)

Bedroom Two

12' 1" x 10' 6" (3.68m x 3.20m)

Bedroom Three

12' 3" x 11' (3.73m x 3.35m)

Bathroom

Exterior



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Canford Drive, Allerton BRADFORD

- Three bedroom, detached property
- Two reception rooms and conservatory
- Spacious accommodation throughout
- Enclosed paved rear garden
- Views over fields to the rear

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers in excess of

£290,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SHP110883 - 0005

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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