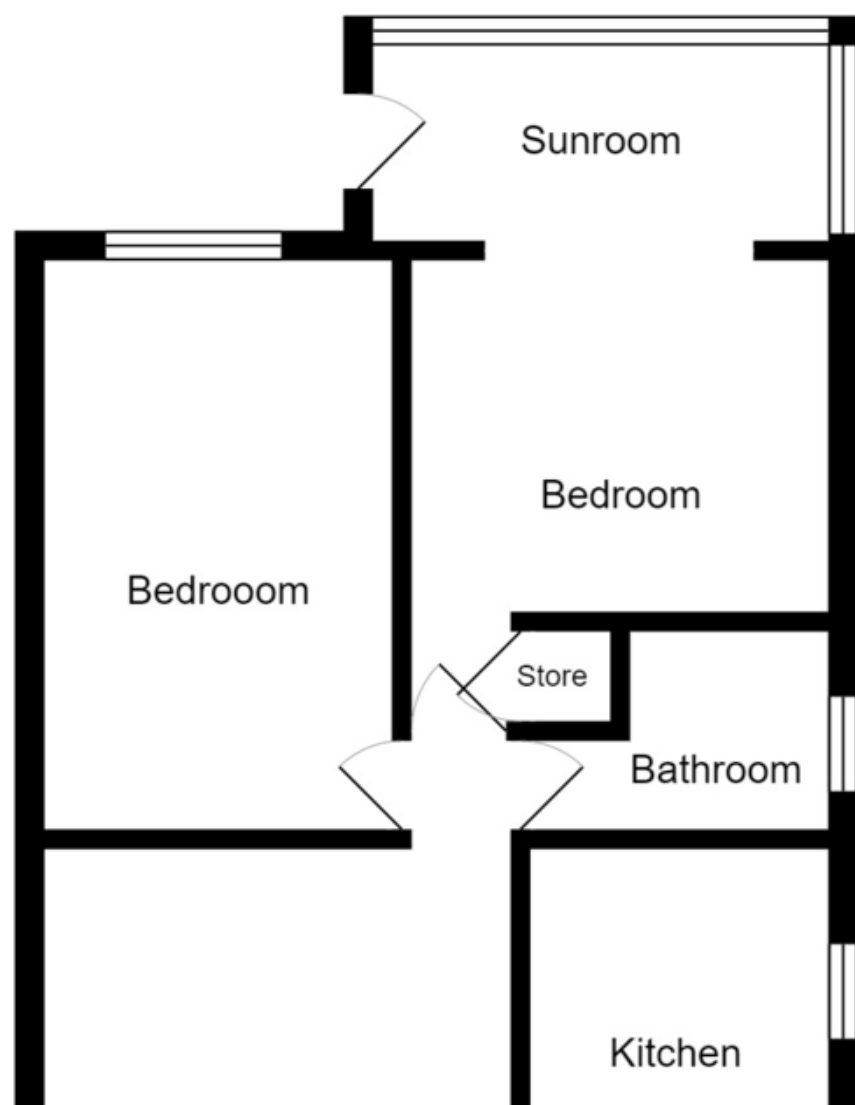




## Property Location



the Property  
mbudsman

**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

**Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



## Grasleigh Way, Allerton

Offers In Region Of £230,000





33 Grasleigh Way  
Bradford  
BD15 9BE

Key features:

- Two Bedroom Detached Bungalow
- Drive
- Detached Garage
- Two Reception Rooms
- Sun Room
- Spectacular Views
- New Worcester Boiler In 2018
- New Roof In 2018



- LOUNGE 12' 4" x 17' 5" (3.77m x 5.33m)
- DINING ROOM 7' 11" x 9' 11" (2.43m x 3.03m)
- KITCHEN 7' 11" x 10' 11" (2.43m x 3.33m)
- BATHROOM 7' 11" x 6' 3" (2.43m x 1.91m)
- BEDROOM 9' 2" x 15' 3" (2.80m x 4.67m)
- BEDROOM 11' 0" x 12' 2" (3.37m x 3.72m)
- SUN ROOM 12' 1" x 4' 11" (3.69m x 1.51m)



Why you'll like it

Fantastic two bed detached bungalow with spectacular far reaching views across the Yorkshire countryside. Located a short distance from Chellow Dene and the abundance of nature walks this has to offer.

Briefly comprising: Entrance porch. Spacious lounge with centrepiece stone fireplace and stunning views out the front. Separate dining room/secondary reception room. Fitted kitchen with integrated appliances and plumbing and electric in place for a washing machine, wall and base units and access out to the garden. House bathroom with walk in shower and floor to ceiling tiles. Master bedroom with semi fitted wardrobes, vanity mirror and sun room to the rear. Second double bedroom again with semi fitted wardrobes and storage space. The outside benefits from well manicured front and rear gardens, shared drive and detached garage.

The property has had an abundance of work done, mainly: New Worcester Bosch boiler installed, New roof, Radiators throughout have been upgraded, New windows in some rooms, New kitchen and upgraded consumer unit. The majority of this work was done in 2018 and all has been done within the last 10 years.

Viewing is highly recommended to appreciate all this property has to offer.



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