



## Property Location



**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.

## Allerton Lane, Allerton

£230,000

**Martin & Co Saltaire**  
1 Daisy Place • Saltaire • BD18 4NA  
T: 01274589132 • E: saltaire@martinco.com

**01274589132**  
<http://www.martinco.com>





Allerton Lane  
Bradford  
BD15 8HB

**Key features:**

- Two Bedroom Semi-Detached Cottage
- Gas Central Heating
- Grade 2\* Listed
- Allocated Parking
- Stunning Views
- Two En-Suite Bathrooms
- Gardens Front & Rear
- Character Property



**Why you'll like it**

**\*NO CHAIN\*** Beautiful Two Bedroom Grade 2\* listed character semi-detached cottage in a semi-rural setting. Benefitting from; gardens to the front and rear, character features and modern throughout. Viewing is essential

Dean House Cottage is a truly unique property with an abundance of history and character features including exposed beams and trusses, mullioned windows and stone feature fireplaces. Believed to be one of the oldest inhabited houses in the Bradford area dating back to 1604. Situated on an elevated position provides lovely views towards the valley providing that semi-rural feel.

The property is delightfully situated on the edge of the popular village of Allerton. The village offers a range of shops and amenities, recreational areas and well respected primary school. The location is also considered to be within daily commuting distance of many West Yorkshire business centres which include Keighley, Bingley and Bradford

**HALL**

**KITCHEN 15' 3" x 13' 9"** (4.65m x 4.2m) Stunning modern fitted kitchen with ample wall and base units, integrated appliances, ample space for a dining

table and stunning feature fireplace. Cellar head storage

**LOUNGE 15' 1" x 14' 1"** (4.6m x 4.3m) Large lounge with stone flooring, feature stone fireplace, exposed beams and windows on two sides providing ample natural light. Cellar head storage

**HALL** Access to the garden and first floor

**BEDROOM ONE 16' 8" x 15' 1"** (5.1m x 4.6m) Large double bedroom with carpet flooring and windows on two sides providing ample natural light. Access to the en-suite

**ENSUITE** Comprising; WC, hand wash basin and freestanding bath

**BEDROOM TWO 14' 9" x 13' 5"** (4.5m x 4.1m) Further large double bedroom with feature fireplace, carpet flooring and windows on two sides providing ample natural light

**ENSUITE** Second en-suite comprising; WC, hand wash basin and shower cubicle

**TO THE OUTSIDE** To the outside the property is complimented by driveway shared with the neighbour with allocated parking for two cars together with a patio to the rear and large enclosed lawned garden to the front.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		

