



Dale Croft Rise, Allerton Bradford BD15 9AX

welcome to

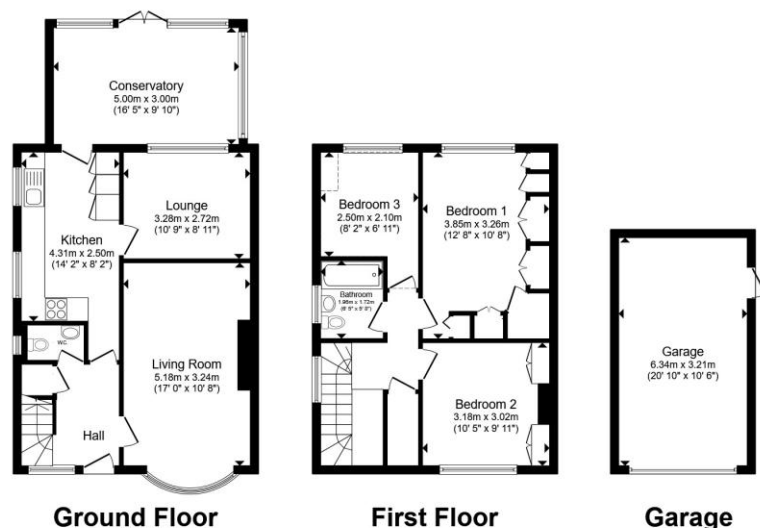
Dale Croft Rise, Allerton Bradford

Offering the perfect blend of space, comfort and convenience, we have a three bedroom semi-detached home with two reception rooms and two bathrooms, nestled in the heart of Allerton. A well-presented home with spacious and versatile accommodation including bright and airy rooms.



Offering the perfect blend of space, comfort and convenience, we have a three bedroom semi-detached home with two reception rooms and two bathrooms, nestled in the heart of Allerton. This property benefits from a private driveway, a garage and front lawn with an attractive rear garden with great views. A well-presented home with spacious and versatile accommodation including bright and airy rooms. As an additional benefit, this property is available with no onward chain.

Internally, the property comprises of an entrance hallway, living room, lounge, kitchen and conservatory. The first floor houses three bedrooms with a family bathroom. Externally, the property offers a private driveway with ample parking and a electric charging point including a larger than average garage, with an enclosed paved rear garden and lawned areas. Double glazing and central heating throughout.



Total floor area 128.5 m² (1,384 sq.ft.) approx

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.propertybox.io



Entrance Hallway

Living Room

17' x 10' 8" (5.18m x 3.25m)

Lounge

8' 11" x 10' 8" (2.72m x 3.25m)

Kitchen

14' 2" x 8' 2" (4.32m x 2.49m)

Conservatory

9' 10" x 16' 5" (3.00m x 5.00m)

Bedroom One

12' 8" x 10' 8" (3.86m x 3.25m)

Bedroom Two

9' 11" x 10' 9" (3.02m x 3.28m)

Bedroom Three

8' 2" x 6' 11" (2.49m x 2.11m)

Bathroom

Exterior



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Dale Croft Rise, Allerton Bradford

- Three bedroom semi detached home
- Two reception rooms & two bathrooms
- Driveway, garage, enclosed rear garden and greenhouse
- Well presented throughout
- Spacious and versatile accommodation

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SHP111275 - 0006

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.

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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