



Meadowlands, Allerton, Bradford, West Yorkshire, BD15 8HH

Offers In The Region Of £300,000

- FOUR BEDROOM DETACHED FAMILY HOME
- GROUND FLOOR WC
- BEDROOM 1 WITH ENSUITE SHOWER ROOM
- POSSIBLE 3RD RECEPTION ROOM BY CONVERSION OF THE GARAGE
- GARAGE AND DRIVEWAY PARKING

- MODERN DINING KITCHEN
- LIVING ROOM WITH PATIO DOORS TO THE REAR GARDEN
- THREE PIECE FAMILY BATHROOM
- DOUBLE GLAZING - GAS CENTRAL HEATING
- COUNCIL TAX BAND E - EPC RATING GRADE B

# Meadowlands Allerton, Bradford, West Yorkshire, BD15 8HH

Nestled in the desirable area of Meadowlands, Allerton, Bradford, this splendid four-bedroom detached family home offers a perfect blend of comfort and modern living.

Spanning approx. 1,194 square feet, the property boasts two spacious reception rooms, ideal for both relaxation and entertaining. The heart of the home is undoubtedly the contemporary dining kitchen, which provides a welcoming space for family meals and gatherings. The kitchen features integrated appliances, including a fridge freezer, washing machine, and dishwasher.

The living room features patio doors that open directly onto the rear garden, allowing for an abundance of natural light and a seamless connection to outdoor living. While the potential for a third reception room exists through the conversion of the garage (Subject to planning), offering flexibility to suit your family's needs.

The first bedroom is a true retreat, complete with an ensuite shower room for added convenience. The remaining bedrooms are well-proportioned, ensuring ample space for family members or guests. A three-piece family bathroom serves the additional bedrooms.

The property is equipped with double glazing and gas central heating, ensuring warmth and energy efficiency throughout the year. The home falls within Council Tax Band E and an impressive EPC rating of Grade B, reflecting its energy efficiency. Parking is a breeze with space for up to three vehicles, thanks to the driveway and integral garage.

This delightful family home in Meadowlands is not just a property; it is a place where cherished memories can be made. With its modern amenities and spacious layout, it is sure to appeal to families seeking a comfortable and stylish living environment.

Don't miss the opportunity to make this house your home. There is also a 360 virtual tour link and a buyers key facts report on the portal, for all potential buyers to take a virtual tour around the property, first before booking a viewing.



**GROUND FLOOR****Hallway****Living Room**  
11'5" x 16'2"**Kitchen**  
9'7" x 14'3"**Reception Room 2**  
8'7" x 8'9"**WC**

4'3" x 3'3"

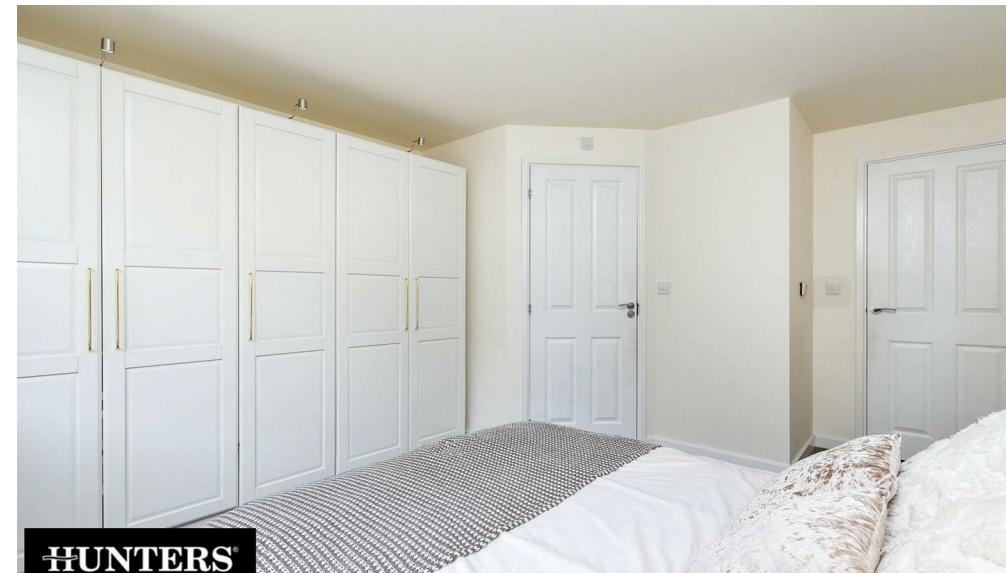
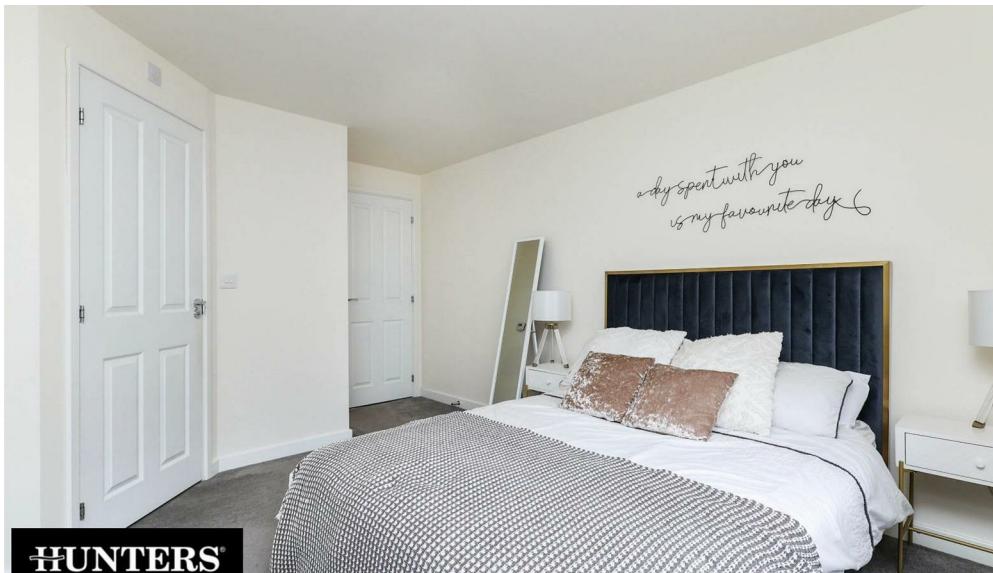
**FIRST FLOOR****Landing****Bedroom 1**  
12'0" x 14'3"**Ensuite**  
5'7" x 4'9"**Bedroom 2**

8'11" x 14'3"

**Bedroom 3**

12'0" x 7'3"

**Bedroom 4**  
11'5" x 7'3"**Bathroom**  
7'10" x 6'7"**EXTERNAL****Front garden****Rear Garden****Integral Garage****Driveway**



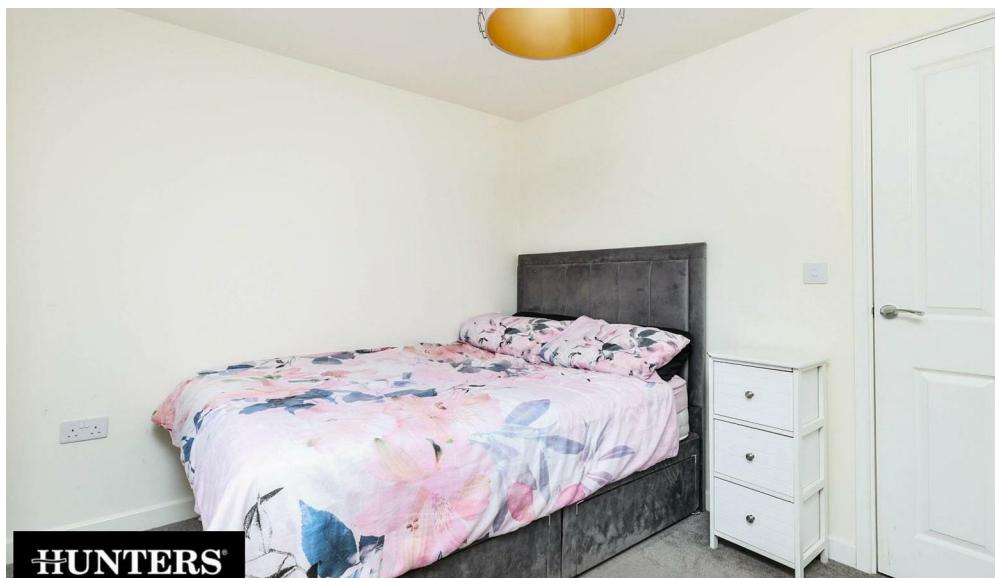
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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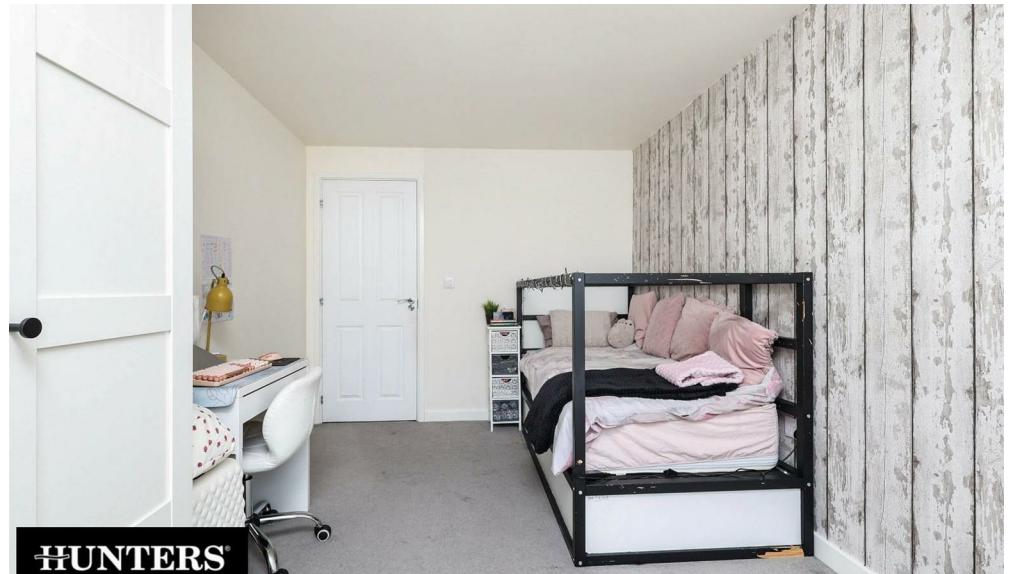
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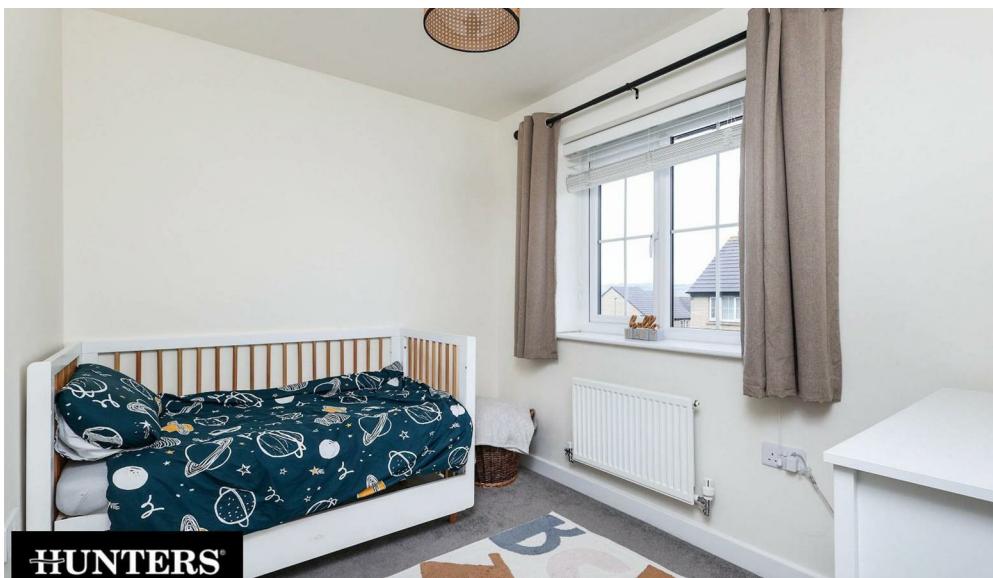
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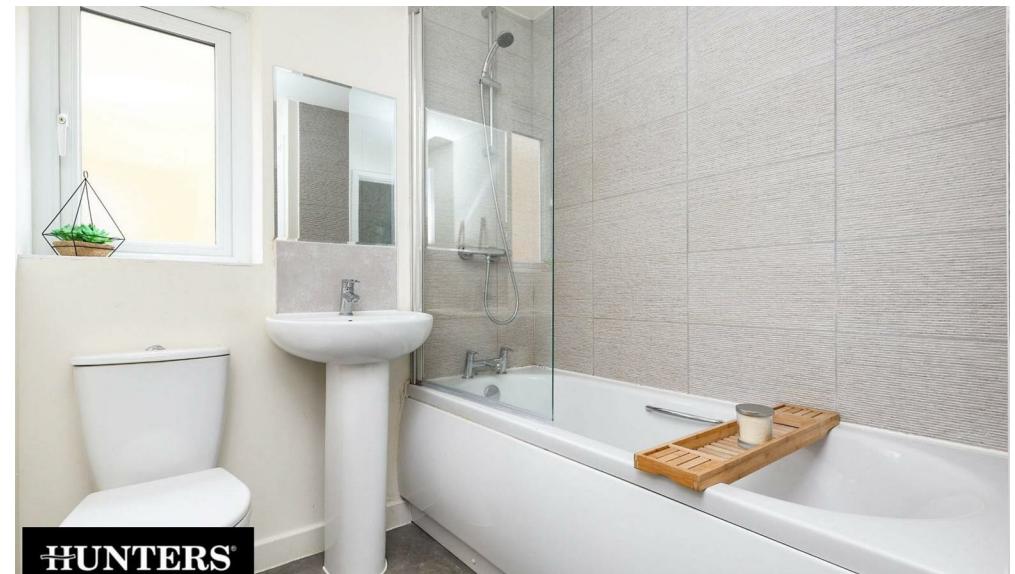
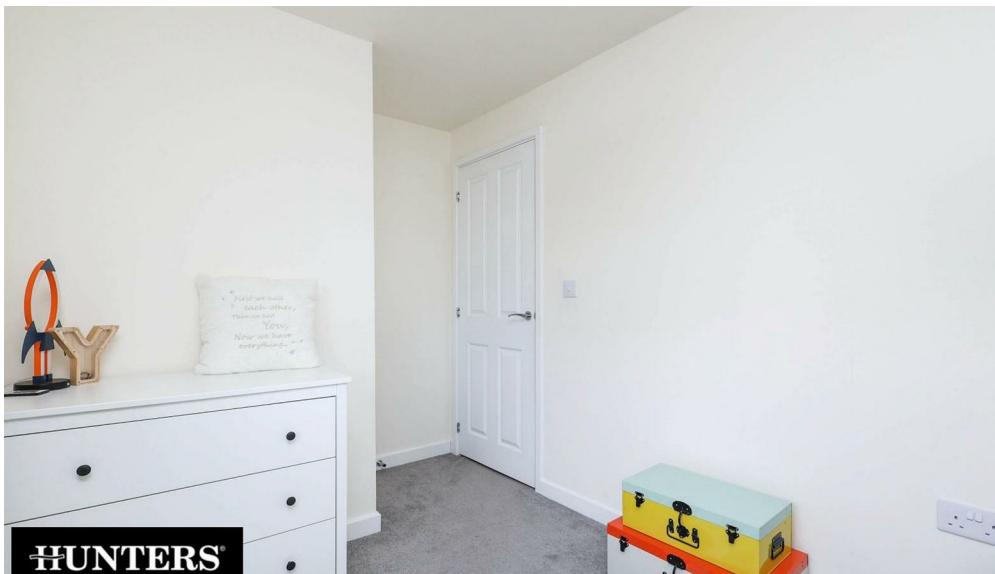
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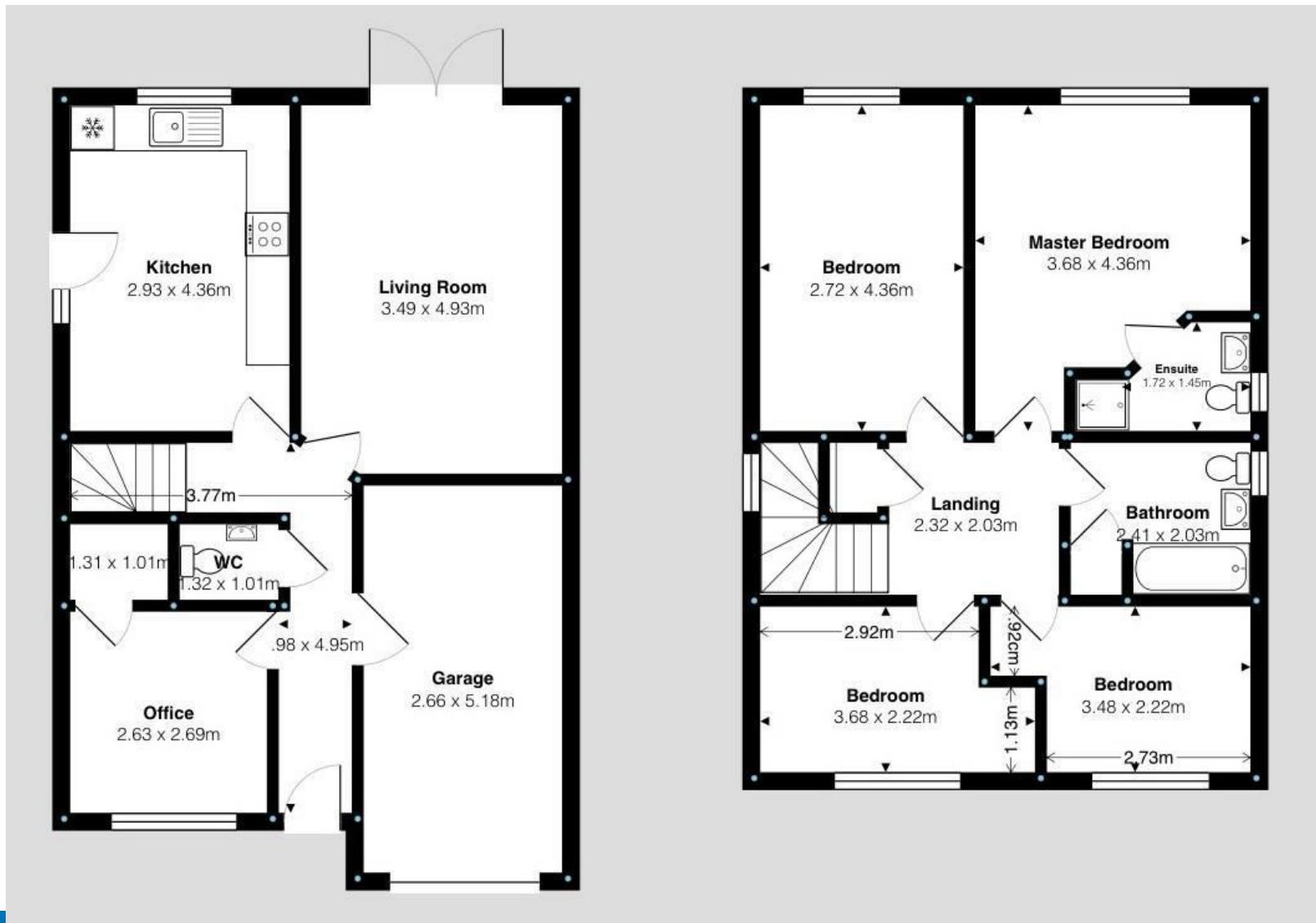
## Meadowlands Allerton, Bradford, West Yorkshire, BD15 8HH

Allerton is an area within the metropolitan borough of the City of Bradford, West Yorkshire, England, it is situated approx. 3 miles west-north-west of Bradford. There are a couple of shopping parades, sandwich shops, takeaways and other retail shops within the area.

There are a number of primary schools in the area; these include the Academy at St. James at the southern edge of the area, Beckfoot Allerton on Allerton Road, St. Matthew's Catholic Primary School and Ley Top Primary School in close proximity at the top of Bell Dean Road, as well as Sandy Lane Primary School in the village of Sandy Lane attached to the immediate north-west of Allerton. Dixon's Allerton Academy is situated at the far eastern edge of the village.

There are good transport links to Bradford, Halifax, Keighley, Bingley and other surrounding villages, towns and cities.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	84	93
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

### Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Bradford -  
01274 393955 <https://www.hunters.com>

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