



18 Cote Lane, Allerton, Bradford, West Yorkshire, BD15 8LA
Asking Price £115,000

HAMILTON BOWER are pleased to offer FOR SALE WITH NO CHAIN this well-presented mid-terrace property situated in the popular residential area of Allerton with local schools, amenities and transport links close-by.

With accommodation across three floors, access to parking, and the property's modern decoration throughout requiring no work, we expect this property to be popular with first-time buyers and buy-to-let landlords.

Comprising of entrance hall, living room, kitchen, cellar, master bedroom, bathroom and loft room.

Externally the property has one off-street parking space to the front, and a storage area to the rear.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

GROUND FLOOR



Bathroom



Living Room



Well-presented living room with a view to the front of the property and double doors through to the kitchen. With a central electric fireplace with wall-panelling, alcove space/shelving and room for an L-shaped suite.

Kitchen



Cooking kitchen with a view to the rear of the property and access to the cellar. With laminate flooring throughout and a good range of matching units with complementary worktops and tiled splashbacks. Appliances - fridge/freezer, electric hob with overhead extractor, oven/grill, sink with drainer. Space and plumbing available for a washing machine, dryer or dishwasher.

Cellar

With access through from the kitchen, offering good storage space and a power supply.

FIRST FLOOR

Master Bedroom



Good-sized master bedroom with a view to the front of the property and accompanying storage cupboard. With space for a large bed with side tables and full-length wardrobes.

Well-presented tiled bathroom with frosted window to the rear of the property.

Fitted with a matching four-piece suite - corner shower, bath, wc & basin.

SECOND FLOOR

Loft Room



Generous loft room with dual velux windows and access from the first floor via a spiral staircase.

Offering use as a bedroom as seen, with laminate flooring, exposed ceiling beams and space for a large bed with a desk and side tables.

EXTERNAL

The property offers off-street parking to the front of the property, and also a storage shed.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
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Not environmentally friendly - higher CO ₂ emissions			
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