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Downside Crescent, Allerton, Bradford, West Yorkshire, BD15 7LH

- TWO BEDROOM SEMI DETACHED WITH OCCASSIONAL ATTIC ROOM
- WELL-APPOINTED KITCHEN
- GATED DRIVEWAY
- ENCLOSED REAR GARDEN WITH DECKING
- PROPERTY HAS BEEN RENOVATED TO A HIGH STANDARD

- TWO VERSATILE RECEPTION ROOMS
- MEDIA WALL
- LANDSCAPED GARDEN
- CLOSE TO LOCAL AMENITIES
- EPC GRADE D - COUNCIL TAX BAND A

Offers In The Region Of £185,000

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Presenting this immaculate semi-detached house, situated in a highly sought-after location that benefits from excellent public transport links, proximity to reputable schools, and a wide array of local amenities. An ideal choice for first-time buyers and families alike, this home seamlessly combines comfort, functionality, and style throughout.

The property features two generously proportioned double bedrooms, offering ample space for relaxation and rest. With two separate reception rooms, there is versatility to adapt to your needs—perfect for entertaining guests or creating distinct living and dining spaces. Additionally, an occasional attic room provides a flexible area for a home office, guest accommodation, or a hobby room, enhancing the adaptability this home can provide.

The well-appointed kitchen makes meal preparation a pleasure, while the modern bathroom completes the thoughtfully arranged living space for everyday convenience.

Externally, the landscaped front garden provides a welcoming approach to the home, and an enclosed rear garden with decking offers a secure area for children to play or for private outdoor gatherings. Furthermore, some land to the side of the property presents potential for additional outdoor projects or storage. For added convenience, the property boasts a gated drive, offering secure off-street parking.

Combining an immaculate internal condition with standout external features, and situated within a vibrant community, this semi-detached house presents an exceptional opportunity to embrace contemporary family living in a desirable setting. Early viewing is highly recommended to fully appreciate all this home has to offer.

EPC GRADE D - COUNCIL TAX BAND A





GROUND FLOOR

Hallway

Livingroom

12'6" x 11'10"

Kitchen

16'9" x 8'11"

Second reception

8'9" x 21'3"

FIRST FLOOR

Bedroom One

16'10" x 9'5"

Bedroom Two

10'7" x 11'0"

Family Bathroom

7'4" x 5'3"

SECOND FLOOR

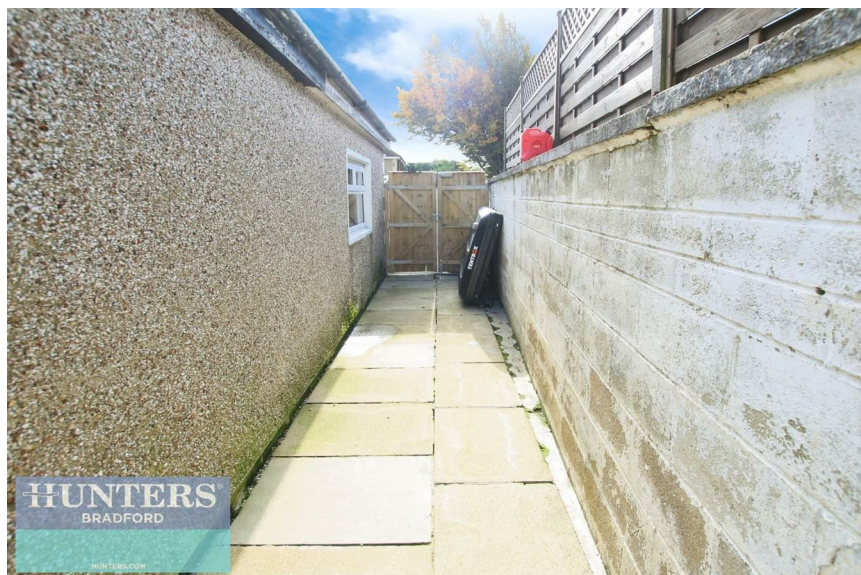
Occasional Attic Room

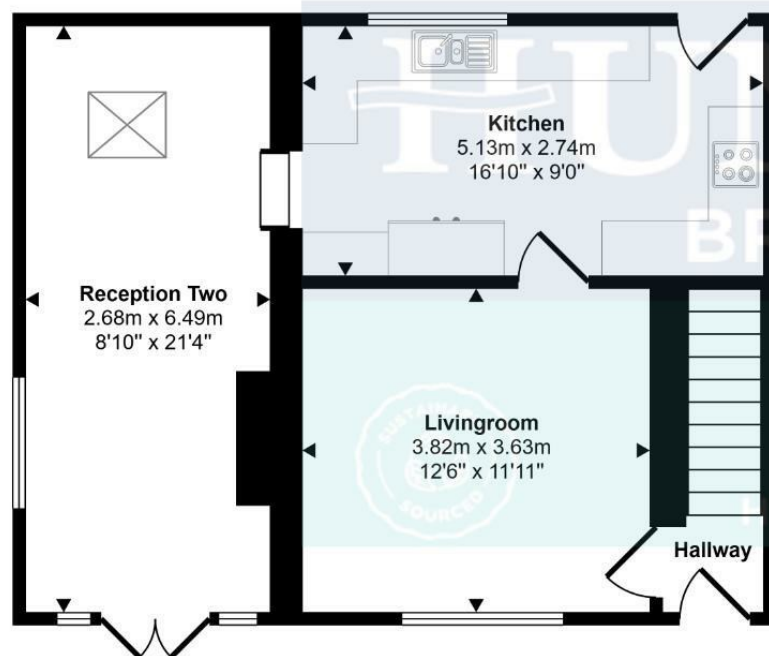




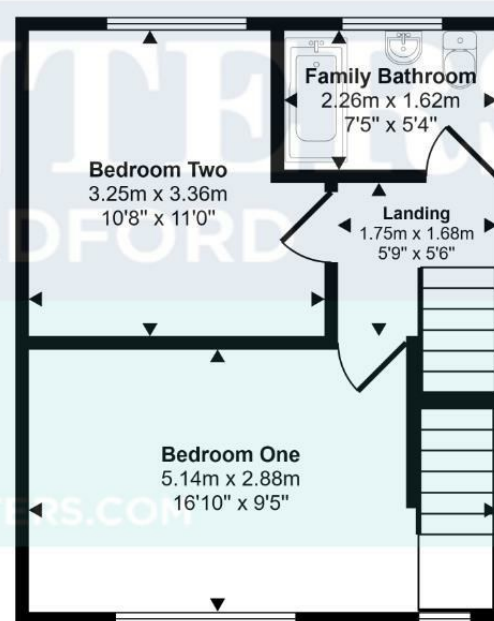
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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.



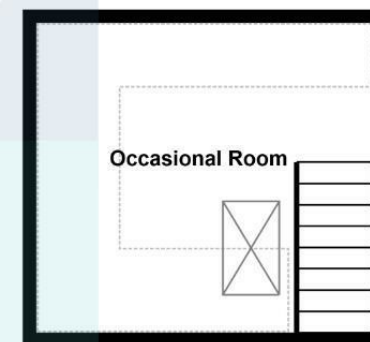




Ground Floor



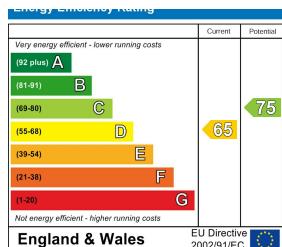
First Floor



Second Floor

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Viewing Arrangements

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



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