Sugdens
Sales & Lettings



Beck Bridge Lane, Allerton,

Offers In Excess Of £190,000

* SEMI DETACHED * THREE BEDROOMS * TWO BATH/SHOWER ROOMS *
* MODERN FITTED KITCHEN * GARDEN * PARKING *

Offering an excellent opportunity for the young family or first time buyer, is this well presented three bedroom semi detached house.

The accommodation briefly comprises entrance vestibule, modern fitted dining kitchen, lounge, three first floor bedrooms - master bedroom having en-suite shower room, together with a house bathroom with white suite.

To the outside there is a tiered garden to the rear with lawn and decking, together with a driveway providing off-road parking.







Entrance Vestibule

Dining Kitchen
11'6" x 12'11" (3.51m x 3.94m)
With fitted wall and base units incorporating stainless steel sink unit, oven, hob, extractor hood, plumbing for auto washer, integrated dishwasher, fridge/freezer, radiator and double glazed window.

Lounge
11'6" x 11'8" (3.51m x 3.56m)
With radiator and French doors to rear.

First Floor

Bedroom One
11'11" x 11'9" (3.63m x 3.58m)
With radiator and double glazed window. En-Suite Shower Room;

En Suite Shower Room
Three piece suite comprising shower cubicle, low suite wc, pedestal wash basin, radiator and double glazed window.

Bedroom Two
10'3" x 8'5" (3.12m x 2.57m)
With modern sliding door wardrobes, radiator and double glazed window.

Bedroom Three
7'2" x 5'9" (2.18m x 1.75m)
With radiator and double glazed window.

Bathroom Two
Three-piece suite comprising bath, low-level WC, pedestal wash basin, radiator and double-glazed window.

Exterior
To the outside there is a tiered garden with lawn and decking to the rear, together with a driveway providing off-road parking.

Directions
From our office on Queensbury High Street head toward Russell St, turn right onto Chapel St, left onto Albert Rd, right onto Thornton Rd, continue onto Carter Ln, take the slight right onto Cockin Ln, turn left to stay on Cockin Ln, continue onto Chat Hill Rd, at the roundabout turn right onto Thornton Rd, at the roundabout take the 1st exit onto School Grn, aontinue onto Allerton Ln, left onto Beck Bridge Ln.

TENURE
FREEHOLD

Council Tax Band
C / Bradford



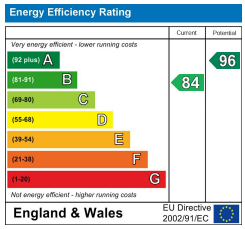


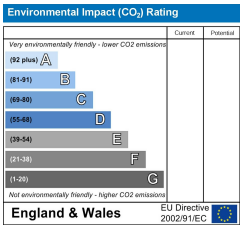






Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.





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