



**Lampards Close, Allerton Bradford BD15 9AZ**

**welcome to**

**Lampards Close, Allerton Bradford**

A well-presented, spacious home set in a quiet cul-de-sac in the popular Allerton area. Offering three good-sized bedrooms, a large lounge and dining room, kitchen, utility and cloakroom, along with a garage, generous driveway and front and rear gardens. Ideally located close to local amenities



Situated in the popular and well-established area of Allerton, this beautifully presented modern home offers spacious and well-balanced accommodation, perfectly suited to families and professionals alike. The property benefits from UPVC windows and doors throughout, gas central heating, and a modern fitted kitchen with integrated appliances.

The home is approached via a private driveway providing parking for several vehicles and access to a single garage with power and lighting. Internally, a welcoming entrance hall leads to a bright and generously proportioned lounge, enhanced by patio doors opening onto the garden, along with laminate flooring, downlighters and a flame-effect fire. A separate dining room offers excellent space for family meals or home working, while the recently updated kitchen is modern and practical. A useful utility room and downstairs WC complete the ground floor layout.

To the first floor are three good-sized bedrooms, two benefiting from additional eaves storage, and a well-appointed family bathroom. Externally, the property enjoys a front garden and an enclosed corner-plot rear garden extending behind the garage, providing lawn and patio areas ideal for outdoor dining, children's play and low-maintenance living.

? Early viewing is highly recommended to fully appreciate the space, layout and presentation of this attractive home.

### **Living Room**

19' 5" x 11' 1" ( 5.92m x 3.38m )

### **Dining Room**

13' 9" x 10' 1" ( 4.19m x 3.07m )

### **Kitchen**

14' 7" x 8' 4" ( 4.45m x 2.54m )

### **Utility**

6' 8" x 5' 3" ( 2.03m x 1.60m )

### **Ground Floor W.C**

### **Ground Floor Hall**

### **Bedroom 1**

12' 6" x 11' 2" ( 3.81m x 3.40m )

### **Bedroom 2**

12' x 10' 4" ( 3.66m x 3.15m )

### **Bedroom 3**

12' 5" x 8' 5" ( 3.78m x 2.57m )

### **Bathroom**

10' 5" x 5' 3" ( 3.17m x 1.60m )



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## Lampards Close, Allerton Bradford

- Popular residential location in Allerton
- Three bedrooms
- Spacious living and dining rooms
- Fitted kitchen with utility room
- Ground floor WC with Family bathroom on the First Floor

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

# £260,000



Please note the marker reflects the postcode not the actual property

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