



276 Allerton Road

- VIEWING HIGHLY RECOMMENDED
- LARGE END THROUGH TERRACE
- IDEAL FAMILY HOME
- SPACIOUS THROUGHOUT

Asking Price Of £184,950
EPC Rating '19'





Property Description

DESCRIPTION

Located in the heart of Allerton is this Spacious End Through Three Bedroom Terrace which offers fantastic potential for those looking to create their ideal family home. Boasting two generous reception rooms, plenty of off-street parking, and a host of original character features, this charming home is full of personality.

While the property does require some update, it presents a wonderful opportunity to add value and tailor the space to your taste. With its prime location close to local amenities, schools, and transport links, this is a home not to be missed.

The property briefly comprises of: Two spacious reception rooms, kitchen, three bedrooms, family bathroom, shower room, two dry cellar rooms, and a boarded loft with a pull down ladder.

ENTRANCE

Via door to a spacious stone and timber glazed porch, through inner timber door to a reception area with doors to lounge and living room.



LIVING ROOM

15' 02" x 14' 10" (4.62m x 4.52m) A spacious and character-filled living room boasting original woodwork, decorative ceiling details, and built-in display cabinets. The feature fireplace adds a classic focal point, large window providing plenty of natural light. A fantastic space full of potential, ideal for relaxing or entertaining.

LOUNGE

17' 02" x 14' 10" (5.23m x 4.52m) A bright and welcoming lounge featuring exposed ceiling beams, stone fireplace surround with dual fuel stove, and neutral décor throughout. This versatile space offers room to relax or entertain, with plenty of natural light and a warm, homely feel.



KITCHEN

8' 0" x 7' 0" (2.44m x 2.13m) A good sized kitchen offering ample storage and worktop space, with a large window providing plenty of natural light to flow through.

BATHROOM

6' 02" x 6' 05" (1.88m x 1.96m) The bathroom featured a matching three piece suite with bath tub, pedestal basin, and WC. A large frosted window allows plenty of natural light while maintaining privacy.



MASTER BEDROOM

12' 04" x 9' 11" (3.76m x 3.02m) This spacious double bedroom is neutrally decorated and benefits from plenty of natural light. The room also boasts the added convenience of a walk-in wardrobe and shower room.

BEDROOM TWO

15' 01" x 10' 0" (4.6m x 3.05m) The second bedroom offers plenty of space for a double bed and any freestanding furniture while still allowing plenty of floor space. With fitted shelving units and an additional storage cupboard.

BEDROOM THREE

12' 07" x 6' 08" (3.84m x 2.03m) The third bedroom offers plenty of space and would be ideal for younger children, or to be used as an office space. With the added benefit of a great sized walk in wardrobe.





EXTERNAL

To the front of the property is a large paved garden area which could be used as additional parking spots for at least 4 vehicles. To the side of the property is a smaller parking area for two vehicles. There is a second entrance point to the side of the property with a porch and a small flower bed located opposite the side entrance, making gardening up keep minimal!

PURCHASE DETAILS:

Please note that the services & appliances have not been tested & the property is sold on that basis.



Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.



VALUATION: If you are thinking of selling your home, why not contact one of our offices now for a **FREE VALUATION** strictly without any obligation. Contact us on Bradford (01274) 880019.

CALLANDER MORTGAGE SOLUTIONS: *Need mortgage advice?* Why not let our specialist, in-house mortgage team look after you and do the hard work for you...

Navigating the world of mortgages can be a daunting prospect. Callander Mortgage Solutions Ltd have access to a huge panel of lenders and are here to help and guide you every step of the way.



Have you seen the perfect property? Is time of the essence? Or have you had bad credit? Give the independent experts a call, today and ask about the limited offer "**Fee Free Whitney's**" packages!



CONVEYANCING: *Buying or selling a property? Need a fast, professional property lawyer to help you with your sale or purchase? Or both?*

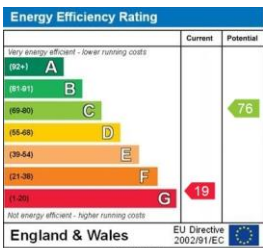
Elliott James Legal Ltd are a trusted and respected law firm, specialising in all aspects of residential conveyancing and property matters. With local offices and more, why not benefit from our in-house relationship and ask us to introduce you to their friendly and supportive team of legal experts. **Get your no-obligation quote today!**



BUYERS CLUB: The sales market can be extremely competitive and fast-moving, but we can give buyers who join the Buyers Club exclusive access to Pre-Market Listings. Seize the opportunity and be the first to view our up and coming properties.

Members of the Buyers Club stay ahead of the competitive market by viewing homes before they reach the open market.

RENT-A-HOUSE: Thinking of renting your HOUSE? FLAT? Contact (01274) 880019 for further details.



11 Green End
Clayton
Bradford
West Yorkshire
BD14 6BA

www.whitneys.co.uk
sales@whitneys.uk.com
01274880019

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements