



Grasleigh Avenue, Allerton Bradford BD15 9AR

welcome to

Grasleigh Avenue, Allerton Bradford

An attractively presented modern detached home in the sought-after area of Allerton, offering spacious and flexible family living. Featuring a stylish open-plan kitchen and living area with doors to the garden, multiple reception spaces, generous bedrooms and a low-maintenance rear garden.



Situated in the ever-popular area of Allerton, this impressive and contemporary detached family home offers generous and versatile accommodation, ideal for modern living.

The ground floor is centred around a stunning open-plan kitchen, dining and living space, finished to a high standard and designed perfectly for family life and entertaining. Bi-folding doors open directly onto the rear garden, creating a seamless flow between indoor and outdoor spaces. In addition, there is a separate reception room providing a more formal living area, along with a flexible room which could be used as a home office, playroom or additional bedroom. A welcoming hallway and a convenient ground floor WC complete the lower level.

To the first floor, the property offers an excellent selection of well-proportioned bedrooms. The main bedroom benefits from its own en-suite facilities, while a further bedroom also enjoys an en-suite shower room. The remaining bedrooms are served by stylish house shower rooms, making this an ideal home for larger families or those requiring multi-generational living.

Externally, the property continues to impress. To the front is a smartly finished driveway providing ample off-street parking and strong kerb appeal. The enclosed rear garden has been thoughtfully landscaped for low maintenance, featuring a combination of patio seating areas and a central lawn, perfect for relaxing, outdoor dining and family activities.

Kitchen/Dining/Reception Room

26' 11" x 17' 11" (8.20m x 5.46m)

Office/Reception 3/Bedroom 7

9' 3" x 7' 7" (2.82m x 2.31m)

Reception Room 2

17' 7" x 10' 10" (5.36m x 3.30m)

Ground Floor W.C

17' 7" x 10' 10" (5.36m x 3.30m)

Ground Floor Hallway

17' 7" x 10' 10" (5.36m x 3.30m)

Bedroom 1

11' 9" x 11' (3.58m x 3.35m)

Bedroom 2

11' 8" x 11' 1" (3.56m x 3.38m)

En-Suite

7' 1" x 3' 8" (2.16m x 1.12m)

En-Suite

7' 4" x 2' 9" (2.24m x 0.84m)

Shower Room

9' 5" x 7' 7" (2.87m x 2.31m)

Bedroom 5

10' 8" x 7' 9" (3.25m x 2.36m)

Bedroom 4

14' 6" x 8' 5" (4.42m x 2.57m)

Bedroom 6

8' 3" x 6' 10" (2.51m x 2.08m)

Bedroom 3

11' 4" x 10' 9" (3.45m x 3.28m)



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welcome to

Grasleigh Avenue, Allerton Bradford

- Modern detached family home in a sought-after Allerton location
- Impressive open-plan kitchen, dining and living space with garden access
- Additional separate reception room offering flexible living
- Versatile ground floor room ideal as a home office, playroom or bedroom
- Generous range of well-proportioned bedrooms

Tenure: Freehold EPC Rating: C

Council Tax Band: D



Please note the marker reflects the postcode not the actual property

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Property Ref:
BNG103078 - 0004

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