



## 55 Dalecroft Rise, Allerton, Bradford, BD15 9AT

Guide Price £285,000

- THREE BEDROOM DETACHED
- GROUND FLOOR SHOWER ROOM
- LARGE LOUNGE-DINER
- THREE DOUBLE BEDROOMS
- GARDENS FRONT AND REAR
- TWO RECEPTION ROOMS
- KITCHEN & SEPARATE UTILITY
- WELL PRESENTED THROUGHOUT
- 20' X 12' DETACHED GARAGE
- SOUGHT-AFTER LOCATION

# 55 Dalecroft Rise, Bradford BD15 9AT

**\*\* SPACIOUS THREE BEDROOM DETACHED \*\* TWO RECEPTION ROOMS \*\* TWO BATHROOMS  
\*\* THREE DOUBLE BEDROOMS \*\* POPULAR LOCATION \*\*** This well presented and deceptively spacious detached property at Allerton is ideal for growing families and offers off-road parking, gardens and well proportioned accommodation over two floors. Located in a popular area, just off Stony Lane and briefly comprising of: Entrance Hall, Sitting Room, 19' Lounge-Diner, Kitchen, Utility Room, ground floor Shower Room, three first floor double Bedrooms and a four piece family Bathroom. Gardens front & rear, off-road parking and a single garage.



Council Tax Band: D



### **Entrance Hall**

Stairs lead off to the first floor, laminate flooring, central heating radiator and a storage cupboard. Doors to both reception rooms, kitchen, utility and shower room.

### **Main Lounge**

19'9 x 11'3

A large reception room with plenty of space for sofa's and a dining table & chairs. Window to the rear elevation, living flame gas fire set in a marble surround and double doors to another reception room.

### **Sitting Room**

12'1 x 10'3

Window to the front elevation, laminate flooring and a central heating radiator.

### **Kitchen**

14'0 x 8'2

A good sized modern fitted kitchen with contrasting work surfaces and subway style wall tiling. Gas cooker point and extractor over, laminate flooring, two windows to the side elevation and a door to the rear garden.

### **Utility Room**

6'6 x 5'10

Window to the side elevation, Belfast sink, central heating boiler and plumbing for a washing machine.

### **Shower Room**

Shower cubicle with folding door, washbasin and WC. Window to the side elevation, fully tiled walls and a central heating radiator.

### **First Floor**

Landing area with doors off to the bedrooms and bathroom, plus access to the loft space.

### **Bedroom One**

12'5 x 11'3

Window to the rear elevation and a central heating radiator.

### **Bedroom Two**

11'0 x 10'3

Window to the front elevation and a central heating radiator.

### **Bedroom Three**

12'5 x 8'2

Window to the rear elevation and a central heating radiator.

### **Family Bathroom**

10'2 x 5'1

A four piece bathroom suite consisting of a panelled bath with a shower tap attachment, WC, bidet and a pedestal washbasin. Window to the side elevation, storage cupboard and a central heating radiator.

### **External**

Open plan driveway to the front and side of the house, Well presented lawn to the front with flowerbed borders and to the rear is an enclosed garden with a paved area, lawn and fenced boundary.

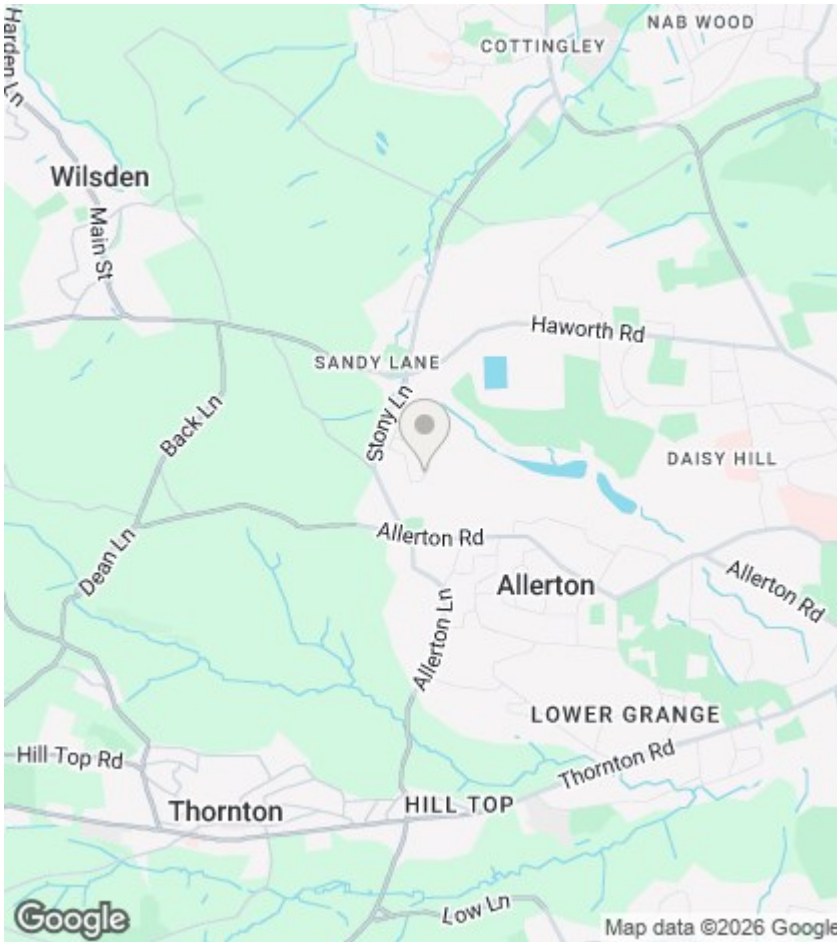
### **Garage**

20'0 x 12'0

A large detached garage with an 'up and over' door to the front plus a window and door to the side. Power and light.







## Directions

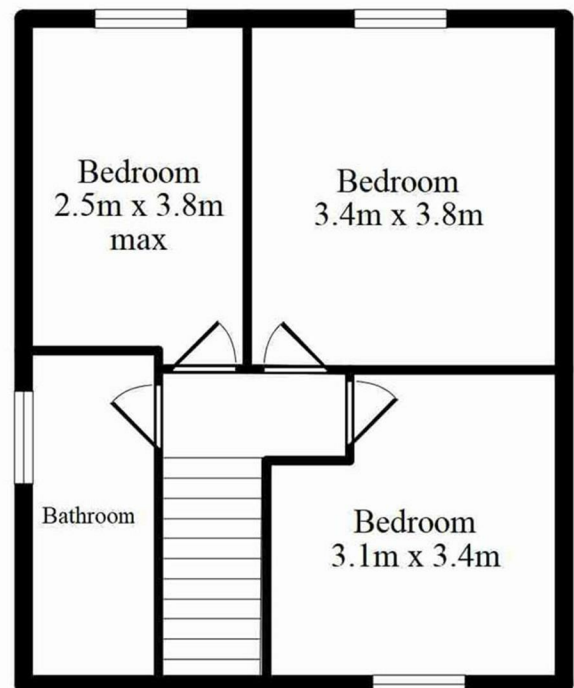
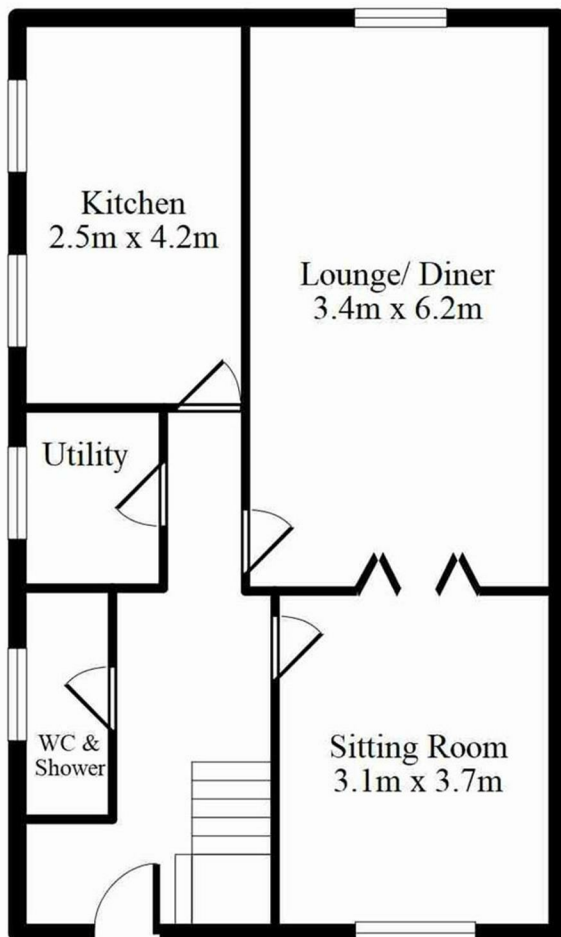
## Viewings

Viewings by arrangement only.  
Call 01274884040 to make an appointment.

## EPC Rating:

C

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 76                      | 83        |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |



Every attempt has been made to ensure this floor plan is accurate, however their accuracy is not guaranteed. The floorplan is for illustrative purposes and should be used in that context. GFPMS2026