



28 Rosedale Avenue, Allerton, Bradford, BD15 9JD

£175,000

- TWO BEDROOM SEMI DETACHED
- COUNTRYSIDE VIEWS TO THE REAR
- GAS CENTRAL HEATING
- POPULAR AREA
- WELL PRESENTED
- CUL-DE-SAC LOCATION
- PARKING FOR TWO CARS
- UPVC DOUBLE GLAZING
- CONSERVATORY TO THE REAR
- EARLY VIEWING ADVISED

# 28 Rosedale Avenue, Bradford BD15 9JD

**\*\* TWO BEDROOM SEMI DETACHED \*\* LARGE REAR GARDEN \*\* ADJOINING OPEN FIELDS \*\* RURAL VIEWS \*\* CONSERVATORY \*\* TWO CAR DRIVEWAY \*\*** This nicely presented semi detached property in the Prune Park area of Allerton will make an ideal first time buy, or perhaps for those down-sizing. Enjoying lovely views across farmland to the rear, gas central heating, modern kitchen & bathroom and a well proportioned lounge, plus the benefit of a rear conservatory. Briefly comprising of a side entrance porch, hallway, lounge, dining kitchen, conservatory, cellar, two first floor bedrooms and a bathroom. Driveway to the front and a sizeable enclosed rear garden.



Council Tax Band: B



### **Entrance Porch**

Side UPVC entrance porch with door and windows.

### **Hallway**

Stairs leading off to the first floor, door to the lounge and access to the dining-kitchen.

### **Lounge**

14'7 x 12'2

Windows to the front elevation, solid wood floor, electric pebble style fire and a central heating radiator.

### **Dining-Kitchen**

11'9 x 10'0

A fully fitted kitchen with a good range of base and wall cabinets, laminate work surfaces and contrasting splash-back tiling. Integrated appliances include a fridge-freezer, dishwasher electric oven & grill, electric hob and an extractor. Plumbing for a washing machine, one and half bowl stainless steel sink & drainer, laminate flooring and a central heating radiator. Door to the cellar and French doors leading to the conservatory.

### **Conservatory**

12'5 x 9'9

A white UPVC conservatory with an insulated roof, central heating radiator and French doors leading out to the rear garden.

### **Cellar**

A useful cellar space providing further storage.

### **First Floor**

Landing area with fitted cupboards and doors off to the bedrooms and bathroom.

### **Bedroom One**

12'3 x 12'2

Windows to both the front and side elevations and a central heating radiator.

### **Bedroom Two**

13'2 x 6'8

Window to the rear with stunning open views and a central heating radiator. Can accommodate a double bed if required.

### **Bathroom**

A white bathroom suite comprising of a 'P' shaped bath with shower over and a curved shower screen, pedestal washbasin and a low flush WC. Chrome heated towel rail, window to the rear elevation and a tiled floor.

### **External**

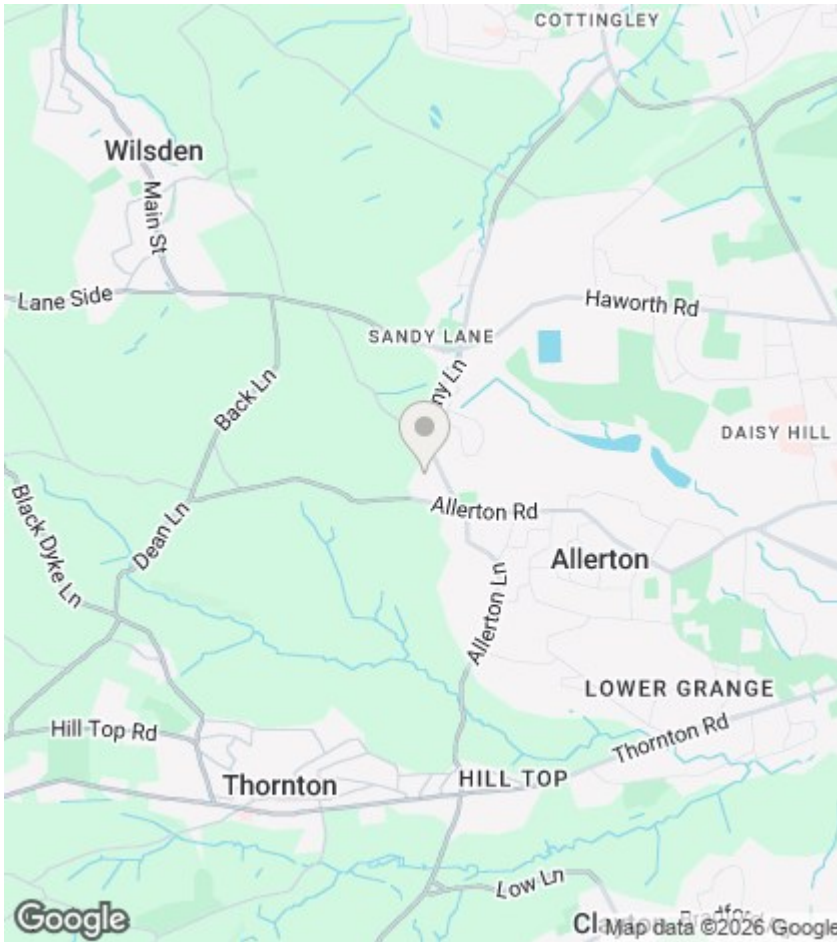
To the front of the property is a driveway with off-road parking for two cars. At the rear is a paved patio seating area, garden shed and steps down to a larger, enclosed garden space, mainly laid to lawn with mature shrubs and a second garden shed. Adjoining open fields to the rear.

### **Please Note**

Energy Certificate & Floor Plan to follow.







## Directions

## Viewings

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

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

