Hamilton Bower
ESTATE AGENT









40 Maitland Close, Allerton, Bradford, BD15 7WL
Asking Price £145,000

Offered to the market with no onward sale chain is this TWO BEDROOM PROPERTY located on a quiet cul-de-sac in Allerton - BD15 with local amenities and schools nearby. With off-street parking, two double bedrooms, and it's quiet cul-de-sac location, we expect this property to be popular with first-time buyers seeking a home in the area.

Internally comprising; entrance hallway, living room, kitchen, two double bedrooms, house bathroom and loft.

Externally the property is situated on a cul-de-sac with a driveway to the front, and a lawned garden to the rear.

The property offers scope to modernise and is being with offered with no onward sale chain. We expect this property to be popular, so please be prompt in booking an internal inspection.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

GROUND FLOOR

Living Room




Spacious living room to the rear of the property with french doors to the garden, and an under-stairs storage cupboard.

Kitchen




Cooking kitchen to the front of the property offering a range of matching white units and appliances.

FIRST FLOOR

Bedroom




Good-sized double bedroom to the front of the property, with a storage cupboard and full-length fitted wardrobes.

Bedroom



Second bedroom, a further double with a view to the rear elevation.

Bathroom



Bathroom with floor and wall-tiling, fitted with a three-piece suite - corner shower, wc, wash basin and fitted unit.

EXTERNAL



Rear

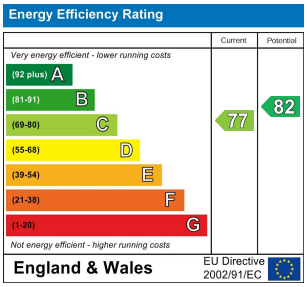


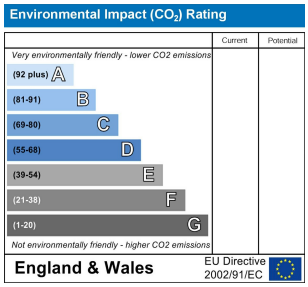
Good-sized garden to the rear of the property with french doors from the living room.
With a flagged patio area, central lawn, garden shed and boundary fencing/hedging.

Front



Gated driveway to the front of the property offering off-street parking.


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
77
82
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
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