

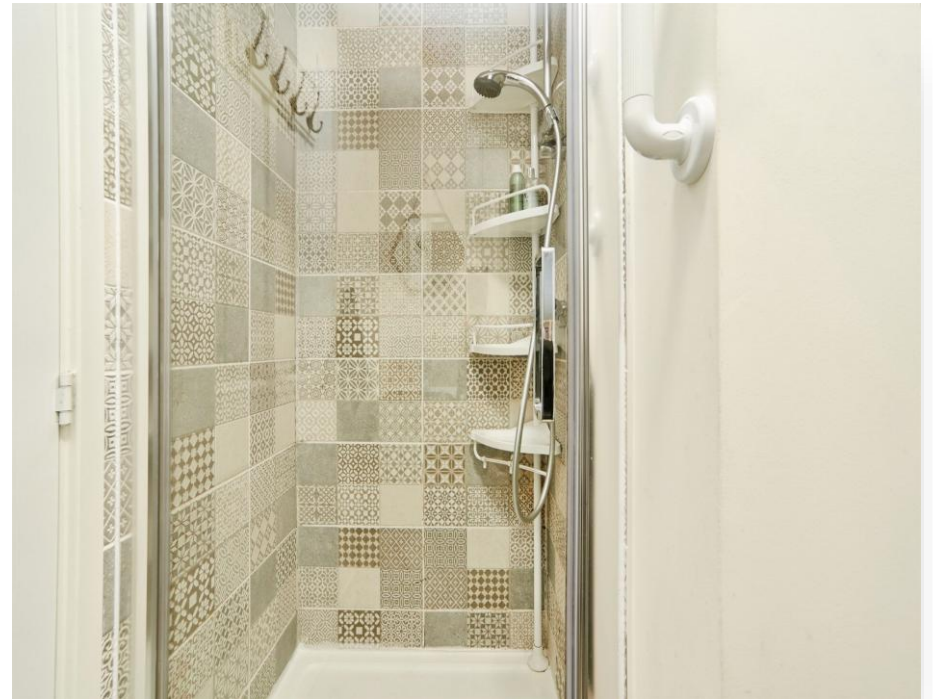


Meadowlands, Allerton Bradford BD15 8HH

welcome to

Meadowlands, Allerton Bradford

Located in Allerton, this four-bedroom home offers a bright living room, spacious kitchen/dining room, ground-floor W.C., and flexible ground-floor bedroom. Upstairs are three good-sized bedrooms and a modern family bathroom. A great option for families seeking space and convenience.



Situated in the popular residential area of Allerton, this spacious four-bedroom home offers an excellent blend of generous living accommodation and flexible room layouts, perfect for growing families or those seeking versatile space. This spacious and well-designed four-bedroom home offers versatile living accommodation across two floors, perfect for families or anyone seeking generous room proportions and modern convenience.

On the ground floor, the property opens into a welcoming porch leading through to a bright and well-proportioned living room. To the rear sits a sizeable kitchen/dining room extending over 6 metres in length, providing an excellent social hub with ample workspace and room for a large dining table. A useful ground-floor W.C. adds extra practicality.

Also on this level is Bedroom 2, a notably large and flexible room which could serve as a second reception, playroom, or spacious home office depending on your needs.

Upstairs, the principal bedroom is positioned at the front of the property, while bedrooms three and four are located to the rear. A well-appointed family bathroom completes the first-floor layout.

The gardens are landscaped with timber tiers and planters, and are accessed by shallow timber steps for easier access. The decking is composite, and there is a gravel area at the bottom of the garden. The two upper tiers are lawned, and there is also a lawned area at the front of the property as well as parking for two cars.

Kitchen.Dining Room

20' 3" x 8' 11" (6.17m x 2.72m)

Ground Floor W.C

Living Room

14' 3" x 10' 11" (4.34m x 3.33m)

Ground Floor Bedroom 2

17' 11" x 7' 10" (5.46m x 2.39m)

Porch

Bedroom 1

10' 11" x 10' 4" (3.33m x 3.15m)

En-Suite

7' 9" x 7' 7" (2.36m x 2.31m)

Bathroom

8' 9" x 6' 4" (2.67m x 1.93m)

Bedroom 3

11' 3" x 8' 11" (3.43m x 2.72m)

Bedroom 4

10' x 8' 9" (3.05m x 2.67m)



view this property online holroydsestateagents.co.uk/Property/BNG103101



welcome to

Meadowlands, Allerton Bradford

- Four-bedroom family home in the popular area of Allerton
- Spacious kitchen/dining room
- Bright and well-proportioned living room
- Ground-floor W.C. for added convenience
- Versatile ground-floor bedroom/reception room

Tenure: Freehold EPC Rating: B

Council Tax Band: D

offers in the region of

£280,000



Please note the marker reflects the postcode not the actual property

view this property online holroydsestateagents.co.uk/Property/BNG103101



Property Ref:
BNG103101 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Holroyds is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

holroyds



01274 566837



bingley@holroydsestateagents.co.uk



146 Main Street, BINGLEY, West Yorkshire,
BD16 2HL



holroydsestateagents.co.uk