



Pitty Beck View, Allerton, Bradford, BD15 7YS

£127,500 Leasehold

An over 55's retirement complex

LEASEHOLD | Chalet Bungalow | Council Tax Band: B | EPC: E | Over 55s Only - Retirement Complex | Open Plan Kitchen / Lounge | Lease 999 years circa 1st October 2003 | Service Charge £235 Per Month 2025/2026 | Ground Rent is £50 per Annum |

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DINSDALES ESTATES

SALES, LETTINGS & PROPERTY MANAGEMENT

DINSDALES ESTATES PRESENTS THIS CHALET BUNGALOW IN ALLERTON! We feel this would suit someone looking for a retirement home.

Council Tax Band: B
Tenure: Leasehold (999 years)

Directions

Starting from our office Dinsdales Estates, head west on Thornton Road toward Young Street, turn right onto Bell Dean Road, at the roundabout, take the 1st exit onto Pity Beck View (Restricted usage road), your destination will be on the right.

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Information for Potential Buyers

As a buyer you will need to take into consideration that Stamp Duty maybe payable by you on any property purchase. Please use this link <https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro>

Conservatory

w: 2.23m x l: 2.62m (w: 7' 4" x l: 8' 7")

With upvc windows on a dwarf wall and a upvc door. With lino look flooring and a light.

Open Plan Living

w: 4.19m x l: 6m (w: 13' 9" x l: 19' 8")

Through the entrance door, with a double glazed window, a feature fire surround with fire, coving, a suite of wall and base units, stainless steel look sink, plumbing for a washing machine, inset electric hob, oven, and extractor hood, fuse board cupboard, work surfaces, part tiled walls and lino look flooring.

Hall

With a store cupboard, coving, stairs to the first floor, a double glazed window and two eaves storage areas.

Bathroom

w: 2.12m x l: 2.62m (w: 7' x l: 8' 7")

Ground Floor. With a frosted double glazed window, a hand basin and low flush toilet set within vanity ware, with a bath and bar controlled shower, an extractor fan, fully tiles walls, coving and lino look flooring.

Second Reception

w: 3.04m x l: 3.24m (w: 10' x l: 10' 7")

Or Ground Floor Bedroom. With french doors to the rear and coving.

Bedroom 1

w: 2.39m x l: 3.88m (w: 7' 10" x l: 12' 9")

With extra space into the double glazed window alcove and coving.

En-suite

w: 1.97m x l: 2.36m (w: 6' 6" x l: 7' 9")

A low flush toilet, a hand basin, a shower cubicle with bar controlled shower, vanity ware, fully tiled walls, an extractor fan, coving, shaving light/socket and lino look flooring.

Bedroom 3

w: 1.82m x l: 2.18m (w: 6' x l: 7' 2")

Or Study. With a Velux window and coving.

Outside

There is on street parking. To the front is a fenced/gated frontage with a small lawn and borders. To the rear is a gated flagged garden.

Utilities & Services

There is on street parking. To the front is a fenced/gated frontage with a small lawn and borders. To the rear is a gated flagged garden.



Local Authority

Bradford Council Tax Band B £1814.59 Approx for 2026/2027.
Green/Grey bin collection fortnightly on a Tuesday. This property is not in a conservation area. The flood risk in this area is very low. This property may be in a coal mining area.

Free Market Appraisal

If you are considering selling or letting your property we offer a no obligation market appraisal and would be pleased to discuss your individual requirements. For further information please call a member of our Dinsdales Team.

Mortgage Advise & Insurance

Dinsdales Estates Sales, Lettings and Property Management are keen to stress the importance of seeking independent mortgage advice. This can be arranged through a panel of experienced advisers. Dinsdales can introduce this service and could receive a referral fee from a recommended mortgage company.

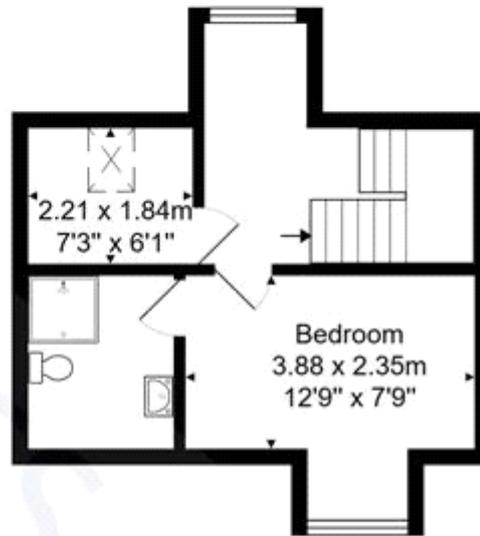
Consumer Protection

We are providing these details in good faith, to the best of our ability, by obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property. Upon request we can provide you with an electronic copy of the Property Information Questionnaire (if available). We are covered by Client Money Protection through Propertymark and are members of The Property Ombudsman.





Ground Floor



First Floor

Total Area: 86.4 m² ... 930 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.