



9 Allerton View, Thornton, Bradford, BD13 3AG

Offers Over £275,000

- Stylish 3-bed home in a popular location
- Landscaped garden with bar, BBQ area and pond
- Wood-burner lounge with modern décor
- Master ensuite plus two further doubles
- Contemporary kitchen with French doors to garden
- Driveway & garage, close to schools and M62 links

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Beautifully Presented Detached Three-Bedroom Family Home with Stylish Interiors and Private Outdoor Entertaining Area



Council Tax Band: D



On entering the property, you're greeted by a handy porch area — perfect for coats, shoes, and offering a welcome buffer to the warm and inviting main lounge.

Lounge

A charming and spacious living area featuring a wood-burning stove set on a granite hearth — a rare and desirable feature for this style of property. Ideal for cosy evenings by the fire.

The room benefits from contemporary panelling, a large front window allowing in plenty of natural light, and a door leading to the spacious corridor that connects the stairs, downstairs WC, and kitchen.

Kitchen / Dining Area

A modern, well-equipped kitchen with cream high-gloss units and a contrasting grey tiled splashback. Features include a high breakfast bar, with seating for 4+, gas hob, electric oven, and space for free-standing appliances. The grey vinyl flooring complements the neutral décor, while French doors open directly onto the rear garden, creating a bright and sociable cooking and dining space.

Rear Garden

The private rear garden is a real highlight — beautifully kept and designed for entertaining, featuring:

- A purpose-built garden building with bar area
- Undercover BBQ space
- Stone patio for seating
- A pond with fish and timber fencing for privacy
- A storage shed for the wood for the indoor fire

This space is ideal for relaxing or hosting friends in all seasons.

Bedrooms

- Master Bedroom (Front): Generous double with two front-facing windows, space for freestanding wardrobes and furniture, and a stylish ensuite with large, tiled shower and window to front.
- Bedroom Two (Rear): Spacious double overlooking the garden, offering ample room for freestanding furniture.

- Bedroom Three (Rear): Another comfortable double, also overlooking the rear garden, well-proportioned and neutrally decorated.

Family Bathroom

Fitted with a full-size bath and shower attachment, part-tiled walls, and a window to the side elevation for natural light and ventilation.

Landing and Storage

The winding staircase opens onto a bright landing with a window to the side elevation that floods the area with natural light. There's a large airing cupboard for linen and towels, and loft access via a fitted ladder — the loft is boarded and carpeted, offering excellent additional storage space.

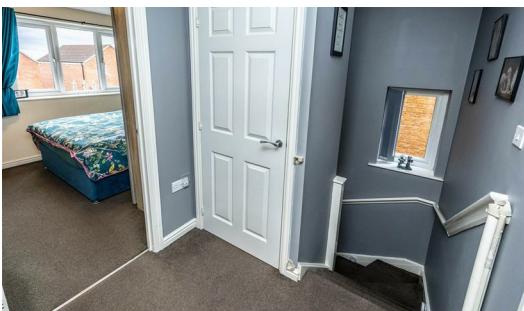
Exterior & Location

To the front, there is a driveway for at least two cars, leading to the integral garage. There's a gravel bed with potted plants and hanging baskets, plus a secure side gate giving access to the rear garden. The contemporary feel continues here, giving the house curb appeal.

The property enjoys a convenient location, close to two well-regarded local schools, the M62 network, and scenic walks towards Queensbury — perfect for families and commuters alike.

Agent Notes & Disclaimer

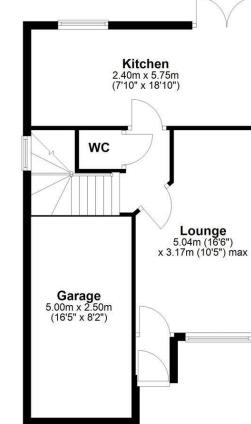
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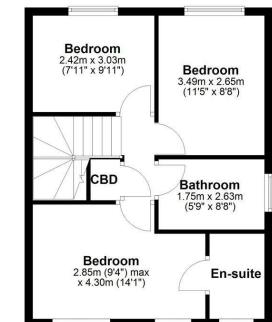




Ground Floor
Approx. 49.7 sq. metres (535.4 sq. feet)



First Floor
Approx. 43.8 sq. metres (471.4 sq. feet)



Total area: approx. 93.5 sq. metres (1006.8 sq. feet)

