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Dean House Gate, Allerton, Bradford, West Yorkshire, BD15 8HF

- FIRST TIME BUYERS AND FAMILIES - THREE BEDROOM SEMI-DETACHED HOME
- CUL-DE-SAC LOCATION WITH FAR REACHING VIEWS
- MODERN GROUND FLOOR WC
- GAS CENTRAL HEATING, DOUBLE GLAZING
- CLOSE TO LOCAL AMENITIES, SCHOOLS AND TRANSPORT LINKS

- BUILT IN 2018 - APPROX. 3YR NEW BUILD WARRANTY REMAINING
- GOOD SIZE KITCHEN DINING ROOM
- MAIN BEDROOM WITH ENSUITE SHOWER ROOM
- GARDENS TO BOTH THE FRONT AND REAR - DRIVEWAY PARKING FOR TWO CARS
- COUNCIL TAX BAND C, EPC RATING GRADE B

Offers Over £200,000

Dean House Gate, Allerton, Bradford, West Yorkshire, BD15 8HF

*** CHAIN FREE - IDEAL PURCHASE FOR THOSE LOOKING FOR THEIR NEXT HOME ***

Located on a cul-de-sac, in Dean House Gate, Allerton, Bradford, built in 2018, is this delightful three-bedroom semi-detached family home. An excellent opportunity for first-time buyers and growing families alike. Spanning approx. 839 square feet, the property boasts a well-designed layout that maximises space and comfort. The property has its new build certificate which lasts 10 years from when it was built until 2028.

On entering, you are welcomed into a modern kitchen dining room, this is a standout feature, providing ample space for family meals and entertaining guests. With integrated appliances (Dishwasher, Fridge Freezer, Oven and Gas hob). A bright reception room that sets the tone for the rest of the home, with patio doors to the rear garden. The convenience of a ground floor WC enhances the practicality of the living space.

The main bedroom is a true retreat, complete with an ensuite shower room, ensuring privacy and comfort. The two additional bedrooms are ideal for children, guests, or even a home office. The property benefits from gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year. For those looking for additional storage space, the loft has a pull down ladder, is part boarded and has a light.

Outside, you will find gardens to both the front and rear, offering a lovely space for outdoor activities or simply enjoying the fresh air. The driveway provides parking for one vehicle, adding to the convenience of this lovely home.

Situated close to local amenities, schools, and transport links, this property is perfectly positioned for family life. With a council tax band of C and an impressive EPC rating of grade B, this home is not only appealing but also economical.

This semi-detached house is a wonderful opportunity to create lasting memories in a welcoming community. Book your viewing today





GROUND FLOOR

Hallway

Kitchen / Dining Room
12'6" x 11'9"

Lounge
14'8" x 11'5"

Ground Floor WC

FIRST FLOOR

Bedroom 1
11'11" x 11'1"

Ensuite
8'1" x 4'10"

Bedroom 2
10'6" x 8'5"

Bedroom 3
7'7" x 5'11"

Bathroom
8'5" x 5'5"

EXTERNAL

Front Garden

Rear Lawn & Patio Garden

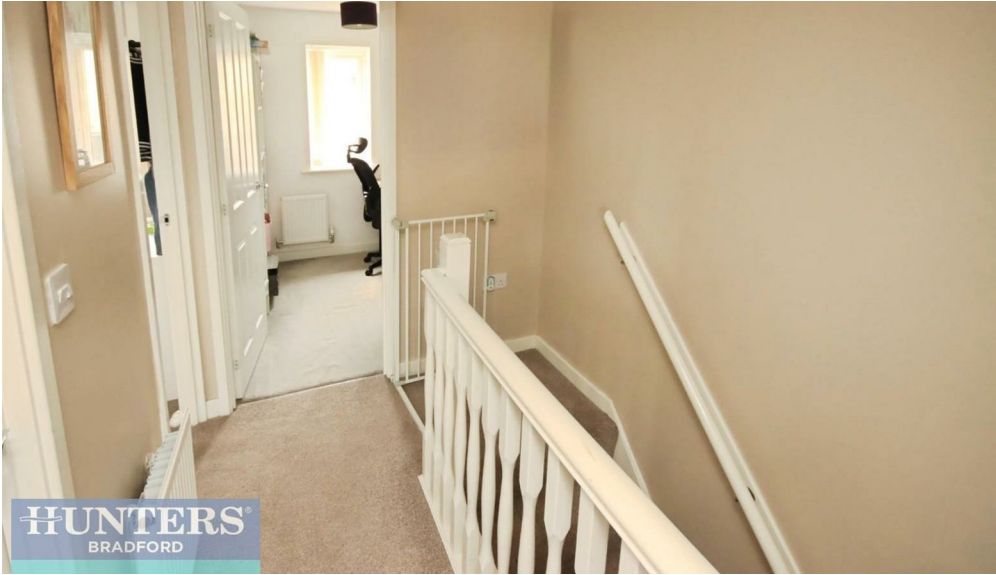
Driveway





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.





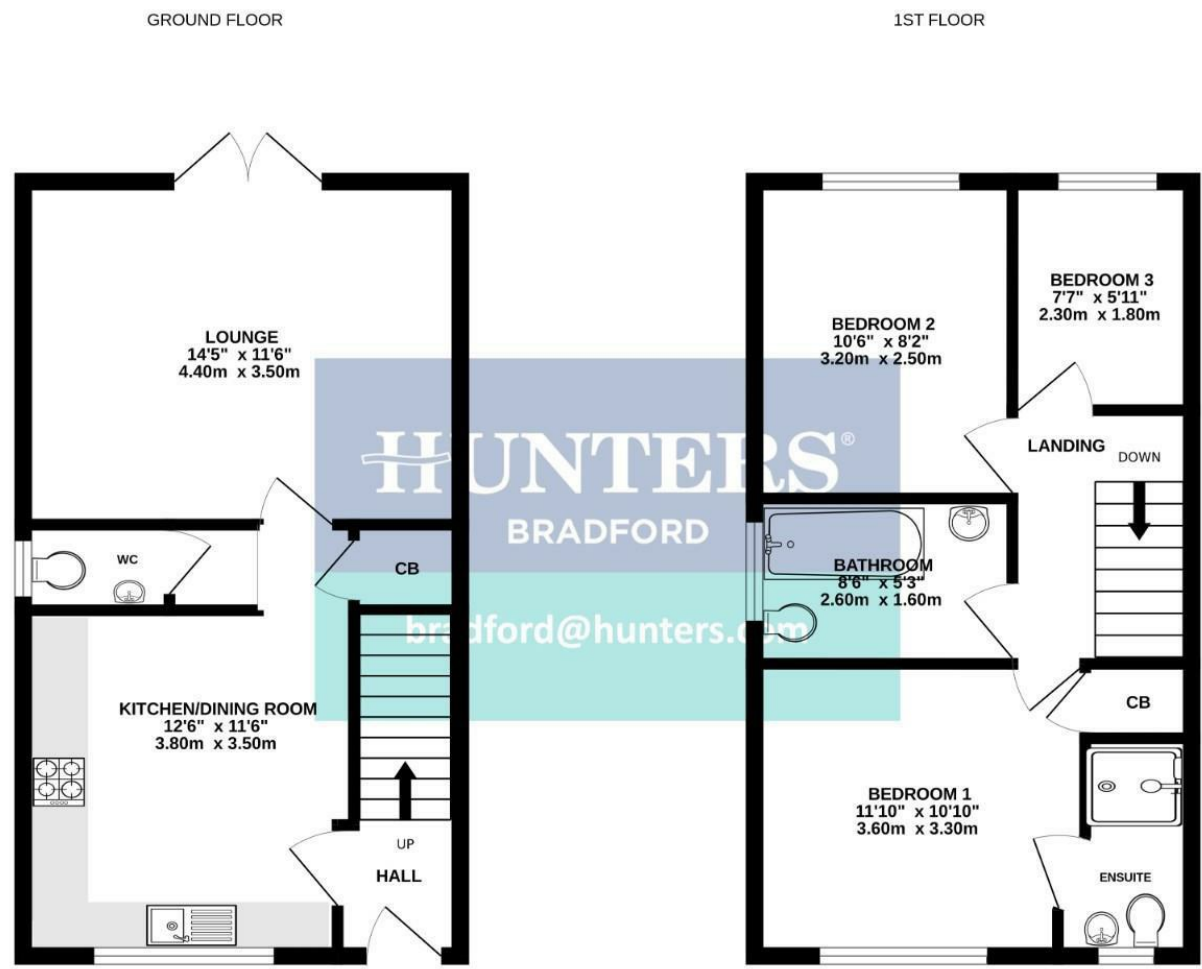




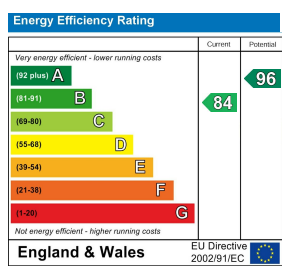
Allerton is an area within the metropolitan borough of the City of Bradford, West Yorkshire, England, it is situated approx. 3 miles west-north-west of Bradford. There are a couple of shopping parades, sandwich shops, takeaways and other retail shops within the area.

There are a number of primary schools in the area; these include the Academy at St. James at the southern edge of the area, Beckfoot Allerton on Allerton Road, St. Matthew's Catholic Primary School and Ley Top Primary School in close proximity at the top of Bell Dean Road, as well as Sandy Lane Primary School in the village of Sandy Lane attached to the immediate north-west of Allerton. Dixon's Allerton Academy is situated at the far eastern edge of the village.

There are good transport links to Bradford, Halifax, Keighley, Bingley and other surrounding villages, towns and cities.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Bradford -
01274 393955 <https://www.hunters.com>



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