



Canford Drive

Allerton, Bradford, BD15 7AY

Asking Price £290,000



Nestled in the desirable area of Allerton, Bradford, this charming three-bedroom semi-detached house on Canford Drive presents an excellent opportunity for families seeking a comfortable and modern living space. The property boasts two inviting reception rooms, perfect for both relaxation and entertaining guests.

The heart of the home is undoubtedly the modern integrated kitchen, which is designed to meet the needs of contemporary family life. The adjoining conservatory offers a delightful space to enjoy the garden views throughout the seasons, enhancing the overall appeal of this lovely residence.

Upstairs, you will find three well-proportioned bedrooms, providing ample space for family members or guests. The modern family bathroom is tastefully appointed, ensuring convenience and comfort for all. Additionally, the property features an occasional attic room, which can serve as a versatile space for various uses, whether it be a study, playroom, or extra storage.

Gas Safety Certificate and EICR available. New Hive-operated boiler installed in October 2026. Garden tap and lamp posts included. Furniture, American-style fridge, and multi-stove oven are also available for



GROUND FLOOR

Porch

Living Room 10'4" x 16'4" (3.16 x 4.99)

Dining Room Two 16'3" x 8'7" (4.96 x 2.64)

Kitchen 8'2" x 10'3" (2.50 x 3.13)

FIRST FLOOR

Bedroom One 10'4" x 14'8" (3.16 x 4.48)

Bathroom 5'1" x 7'7" (1.55 x 2.33)

Bedroom Two 9'3" x 8'6" (2.83 x 2.60)

Bedroom Three 8'5" x 8'8" (2.57 x 2.65)

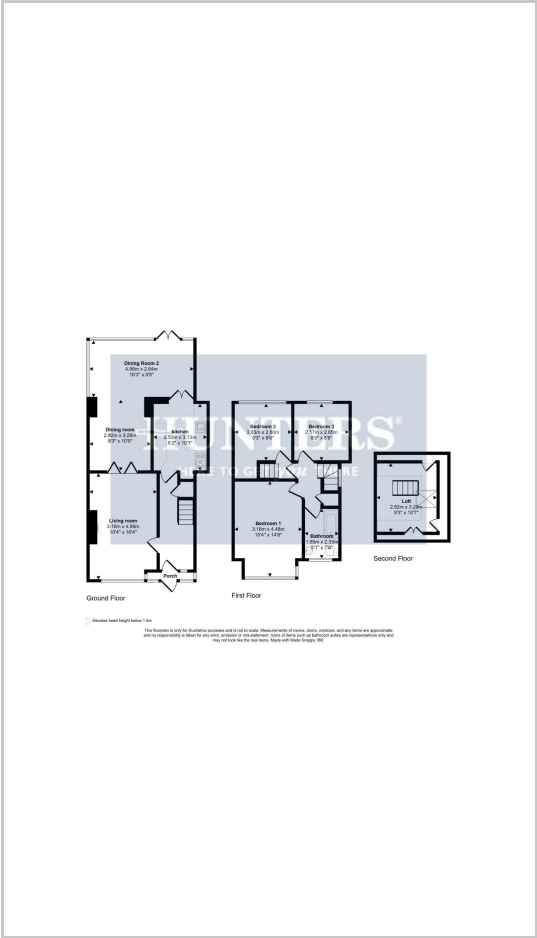
SECOND FLOOR

Loft 9'3" x 10'7" (2.82 x 3.23)

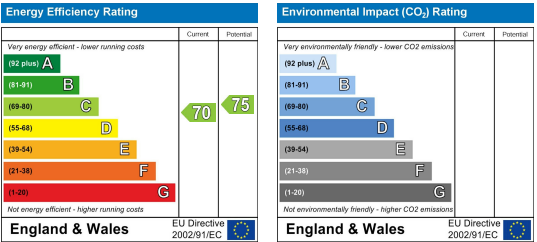
Area Map



Floor Plans



Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.