



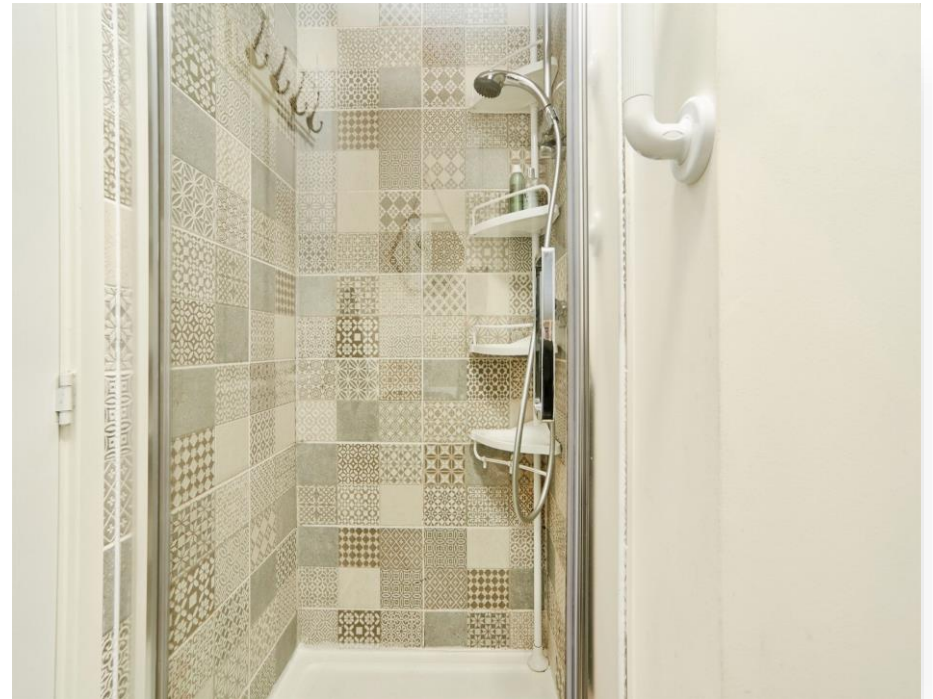
**Meadowlands, Allerton Bradford BD15 8HH**



***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 )



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## 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

**£290,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BNG103101 - 0004

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**01274 566837**



[bingley@holroydsestateagents.co.uk](mailto:bingley@holroydsestateagents.co.uk)



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



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