



**Meadowlands, Allerton Bradford BD15 8HJ**

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## **Meadowlands, Allerton Bradford**

A well-presented three-bedroom home in the popular area of Allerton, featuring a modern kitchen/diner, spacious living room with patio doors to the garden, and a handy ground-floor WC. Upstairs offers two double bedrooms, a versatile third bedroom, and a contemporary family bathroom.



Situated in the popular residential area of Allerton, this well-presented three-bedroom home offers spacious, modern accommodation ideal for a range of buyers, including first-time purchasers and growing families. The property enjoys a well-planned layout, generous room sizes, and a bright, airy feel throughout.

The ground floor comprises a welcoming entrance hall with access to a convenient ground-floor WC. To the front of the property is a stylish kitchen/diner, offering ample worktop and cupboard space, room for dining furniture, and an attractive outlook onto the front elevation. This space is perfect for family meals or casual entertaining.

To the rear, the property benefits from a spacious living room stretching the full width of the house. Large patio doors allow plenty of natural light to flow in and open directly onto the private rear garden, creating a seamless connection between indoor and outdoor living.

The first floor features three well-proportioned bedrooms. The main bedroom is a generous double positioned at the front of the property, while Bedroom Two, also a double, overlooks the rear garden. Bedroom Three provides a versatile additional room that works well as a child's bedroom, home office, or dressing room depending on your needs. The modern family bathroom completes this floor, fitted with a clean and contemporary three-piece suite.

Externally, the home offers a private rear garden along with a double driveway to the front.

### **Living Room**

14' 7" x 11' 11" ( 4.45m x 3.63m )

### **Kitchen/Diner**

13' 3" x 11' 5" ( 4.04m x 3.48m )

### **Ground Floor W.C**

### **Bedroom 1**

15' x 9' 7" ( 4.57m x 2.92m )

### **Bedroom 2**

9' 9" x 8' 4" ( 2.97m x 2.54m )

### **Bedroom 3**

6' 8" x 5' 9" ( 2.03m x 1.75m )

### **Bathroom**

8' 4" x 5' 3" ( 2.54m x 1.60m )



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## Meadowlands, Allerton Bradford

- Modern three-bedroom home
- Spacious living room with patio doors to the garden
- Contemporary fitted kitchen/diner
- Private rear garden
- Popular Allerton location

Tenure: Freehold EPC Rating: B

Council Tax Band: C

**£220,000**



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Please note the marker reflects the postcode not the actual property

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Property Ref:  
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