



**Sherwell Rise, Allerton Bradford BD15 7AL**

**welcome to**

**Sherwell Rise, Allerton Bradford**

A well-presented five-bedroom semi-detached home located in the desirable area of Allerton. The property offers spacious and versatile accommodation with three reception rooms, four bathrooms, rear garden and driveway. Double glazing and central heating. EPC: C.



A well-presented and generously proportioned five-bedroom semi-detached home, situated in the sought-after area of Allerton. This impressive property offers versatile living accommodation across three reception rooms, ideal for family life and entertaining. The well-planned layout is complemented by four bathrooms and accommodation spread over three floors, providing excellent convenience for larger households. Finished to a good standard throughout, this attractive home combines space, comfort and practicality in a desirable residential location.

Internally, the property comprises of three reception rooms, modern kitchen, shower room and a store room to the ground floor. The first floor houses three bedrooms with an en-suite and family bathroom with a further two bedrooms and bathroom on the second floor. Externally, the property benefits from a private paved rear garden, perfect for outdoor relaxation, along with a driveway providing off-street parking.

### **Porch**

### **Living Room**

17' 6" x 10' 2" ( 5.33m x 3.10m )

### **Lounge**

19' 1" x 8' 4" ( 5.82m x 2.54m )

### **Store Room**

### **Shower Room**

### **Kitchen Diner**

15' 10" x 13' 5" ( 4.83m x 4.09m )

### **Reception Room Three**

13' 5" x 8' 2" ( 4.09m x 2.49m )

### **First Floor**

### **Bedroom One**

14' 7" x 8' 8" ( 4.45m x 2.64m )

### **En-Suite**

### **Bedroom Three**

14' 7" x 9' 3" ( 4.45m x 2.82m )

### **Bedroom Five**

11' 5" x 9' 6" ( 3.48m x 2.90m )

### **Bathroom**

### **Second Floor**

### **Bedroom Two**

14' 8" x 12' 9" ( 4.47m x 3.89m )

### **Bedroom Four**

15' x 8' 4" ( 4.57m x 2.54m )

### **Bathroom**

### **Exterior**



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## Sherwell Rise, Allerton Bradford

- Five bedroom semi detached home
- Three reception rooms & four bathrooms
- Versatile accommodation
- Finished to a good standard throughout
- Garden space and driveway parking

Tenure: Freehold EPC Rating: C

Council Tax Band: C

# £300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SHP111243 - 0003

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