bronte estates









16 Egerton Grove, Allerton, Bradford, BD15 8LB

£249,950

- IMPRESSIVE THREE BEDROOM SEMI DETACHED
- GENEROUS PLOT SIZE OFFERING POTENTIAL
- UPVC DOUBLE GLAZING
- SINGLE DETACHED GARAGE
- POPULAR CUL-DE-SAC POSITION
- THREE DOUBLE BEDROOMS
- GAS CENTRAL HEATING
- DRIVEWAY FOR SEVERAL CARS
- LARGE SPLIT-LEVEL REAR GARDEN
- AN IDEAL FAMILY HOME - READY TO MOVE IN!

11 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PE
01274884040
queensbury@bronteestates.co.uk
www.bronteestates.co.uk

16 Egerton Grove, Bradford BD15 8LB

** SPACIOUS THREE BEDROOM SEMI DETACHED ** THREE DOUBLE BEDROOMS ** NEW FLOORING & RECENTLY REDECORATED THROUGHOUT ** DRIVE, GARAGE & LARGE REAR GARDEN ** Bronte Estates are delighted to list for sale this well presented family home, located on a popular cul-de-sac in the Allerton area of Bradford. To the ground floor is an entrance porch with utility area, hallway, lounge, extended kitchen and an archway to a dining room. To the first floor are three double bedrooms (no box room here!) and an impressive family bathroom. Externally the property enjoys off-road parking for several cars, single garage and a well proportioned rear garden enjoying a good degree of privacy. Potential to extend the property to the side and/or rear, subject to securing the required planning permissions. Early viewing advised.

3 1 2 D

Council Tax Band: C







Front Porch / Utility Room
Front entrance door with windows to both the side and front elevations, vertical radiator, laminate flooring and a utility area with fitted base and wall unit, stainless steel sink, plumbing for a washing machine and vented for a tumble dryer. Door to:

Hallway
Stairs lead off to the first floor with a useful under-stairs storage cupboard housing the central heating boiler. Central heating radiator, laminate flooring and doors off to the lounge and kitchen.

Lounge
14'0" x 12'0"
A well proportioned living room with a window to the front elevation, composite marble fireplace with a modern pebble style living flame gas fire, laminate flooring and a central heating radiator.

Kitchen
10'4" x 8'4"
Fitted kitchen with a range of base and wall cabinets, laminate work surfaces over and splash-back wall tiling. Integrated double electric oven & grill, four ring gas hob and an extractor above. Plumbing for a dishwasher, stainless steel sink & drainer and a pantry/storage cupboard providing further storage. Window to the rear, central heating radiator, exterior door to the side elevation and an opening to:

Dining Area
9'7" x 7'6"
Laminate flooring, window to the rear elevation and a central heating radiator.

First Floor
Window to the side elevation, access to the loft space and doors off to the bedrooms and bathroom.

Bedroom One
12'0" x 10'7"
Window to the front elevation with distant open views and a central heating radiator.

Bedroom Two
10'11" x 9'6"
Window to the rear elevation and a central heating radiator.

Bedroom Three
10'4" x 8'5"
Window to the rear elevation and a central heating radiator.

Bathroom
7'0" x 5'10"
A fully tiled bathroom comprising of a panelled bath with rainfall shower over and folding glass screen, pedestal washbasin and a low flush WC. Window to the front elevation, chrome heated towel rail, clad ceiling with spotlights and an extractor.

External
To the front of the property is an open plan lawned garden and the driveway that runs down the side of the house to the garage. To the rear of the property is a large paved patio seating area, terraced flowerbeds and a lower level lawned area. Mature shrubs, trees and offering a good degree of privacy. Single detached garage with an 'up and over' door.















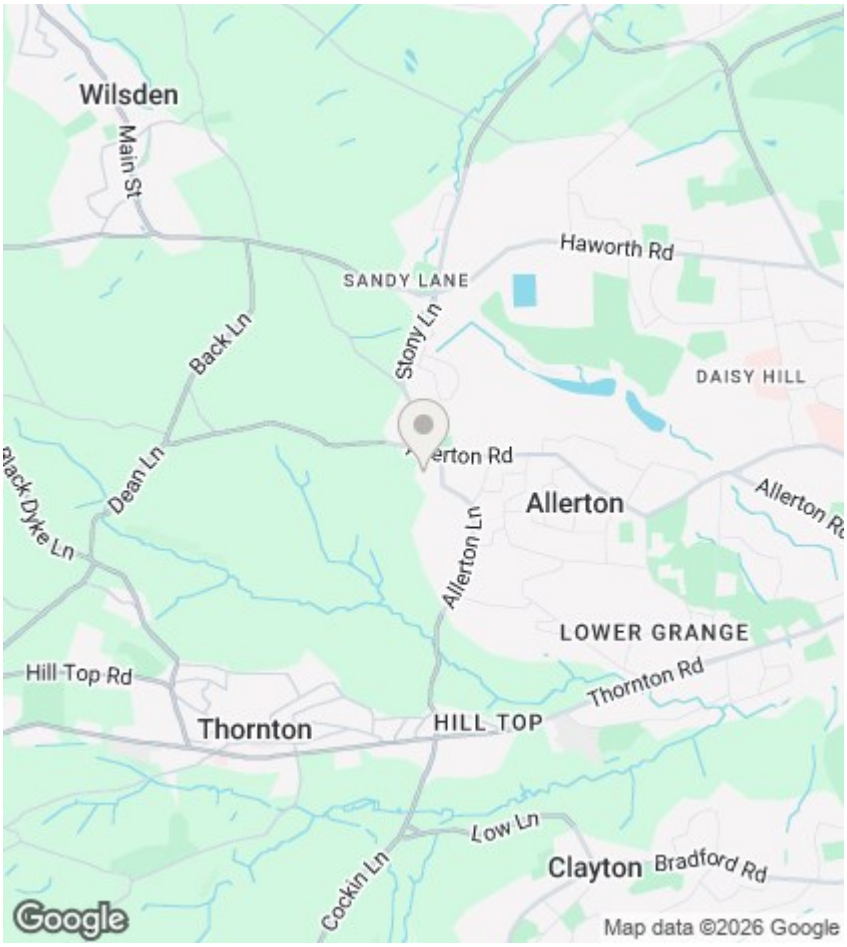












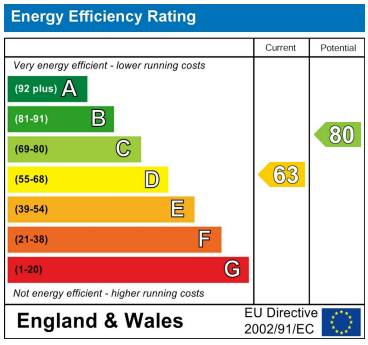
Directions

Viewings

Viewings by arrangement only.
Call 01274884040 to make an appointment.

EPC Rating:

D



11 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PE
01274884040
queensbury@bronteestates.co.uk
www.bronteestates.co.uk