



52 Beck Bridge Lane, Allerton, Bradford, BD15 8HE

£175,000

- TWO BEDROOM SEMI DETACHED
- PLEASANT VIEWS TO THE REAR
- ELECTRIC CAR CHARGE POINT
- UPVC DOUBLE GLAZING
- TWO DOUBLE BEDROOMS
- MODERN, NEUTRAL DECOR
- TWO CAR DRIVEWAY
- GAS CENTRAL HEATING
- GROUND FLOOR WC
- EARLY VIEWING ADVISED

52 Beck Bridge Lane, Bradford BD15 8HE

**** MODERN TWO BEDROOM SEMI DETACHED ** TWO DOUBLE BEDROOMS ** TWO OFF-ROAD PARKING SPACES ** ENCLOSED REAR GARDEN ** GROUND FLOOR WC **** Bronte Estates are delighted to offer for sale this well presented two bedroom semi detached in Allerton, adjoining open fields to the rear. An ideal first time buy or small family home, briefly comprising of an Entrance Hall, Dining Kitchen, Living Room, ground floor WC, two first floor double Bedrooms and a family Bathroom. Landscaped garden to the rear with a decked patio, lawn and a pleasant aspect. Off-road parking to the front.



Council Tax Band: C



Entrance Hall

Stairs lead off to the first floor, laminate flooring, door to the kitchen and a central heating radiator.

and a lower level adjoining open fields with a fenced boundary.

Floor plan to follow

Dining Kitchen

12'1 x 9'9

A modern, fully fitted kitchen with a range of integrated appliances including an electric oven, gas hob, extractor, fridge-freezer, dishwasher and a washing machine. Window to the front elevation, central heating radiator and a door to the lounge.

Lounge

14'0 x 11'9

French doors lead out to the rear garden enjoying the open aspect. Central heating radiator.

WC

Low flush WC, corner pedestal washbasin and a central heating radiator.

First Floor

Landing area with open spindle balustrade and access to a boarded loft space via a drop-down ladder. Doors off to both bedrooms and the bathroom.

Bedroom One

13'10 x 10'1

Window to the front elevation, storage cupboard and a central heating radiator.

Bedroom Two

13'10 x 8'8

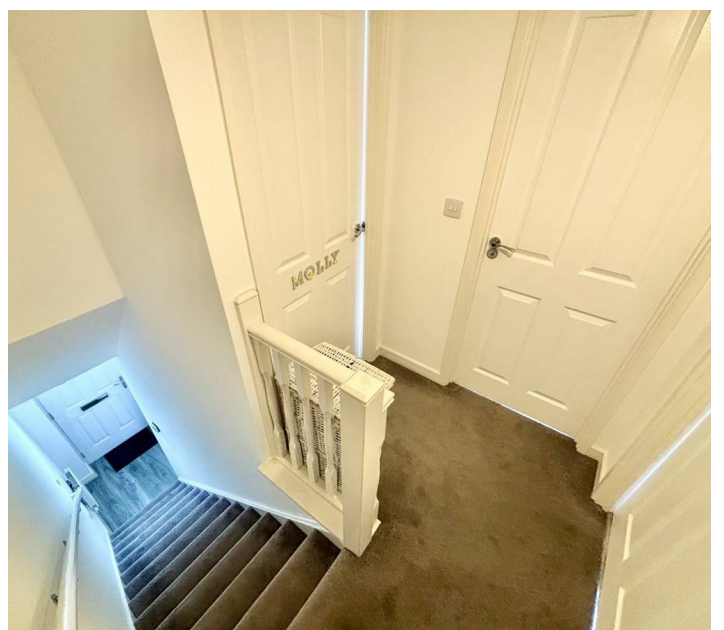
Two double fitted wardrobes, window to the rear elevation and a central heating radiator.

Bathroom

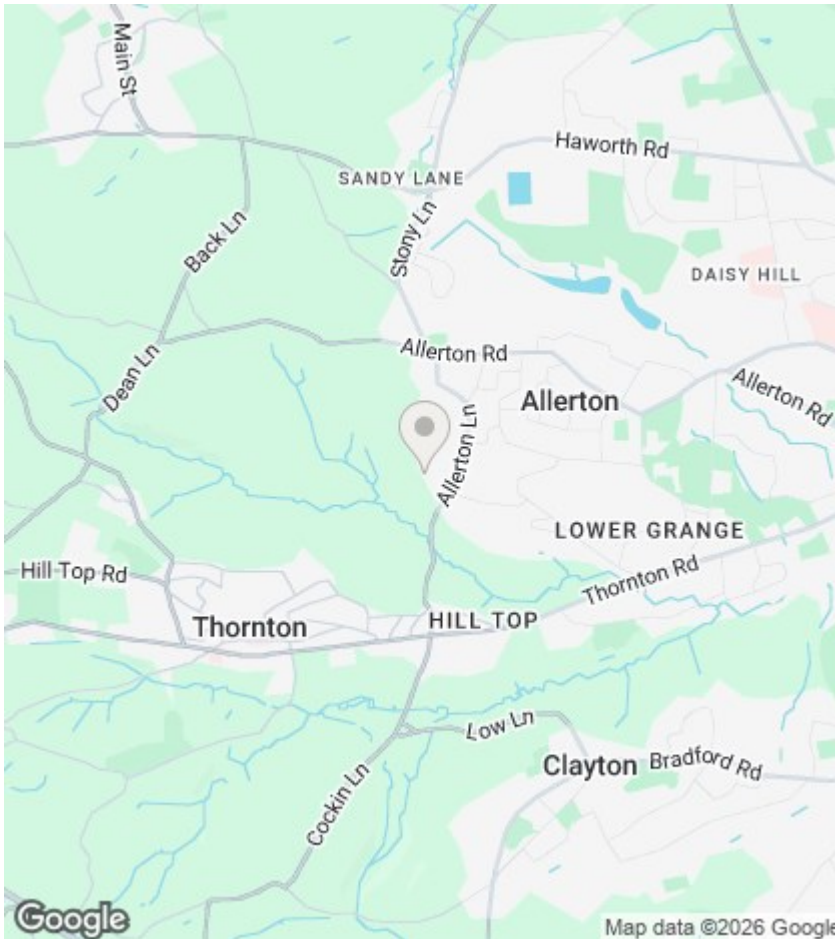
A white bathroom suite comprising of a bath with a mains powered shower over and glass screen, pedestal washbasin and WC. Window to the side elevation and a chrome heated towel rail.

External

To the front of the property are two off-road parking space and a gate leading to the side of the house. To the rear is an enclosed family friendly garden with a large decked patio, lawn







Directions

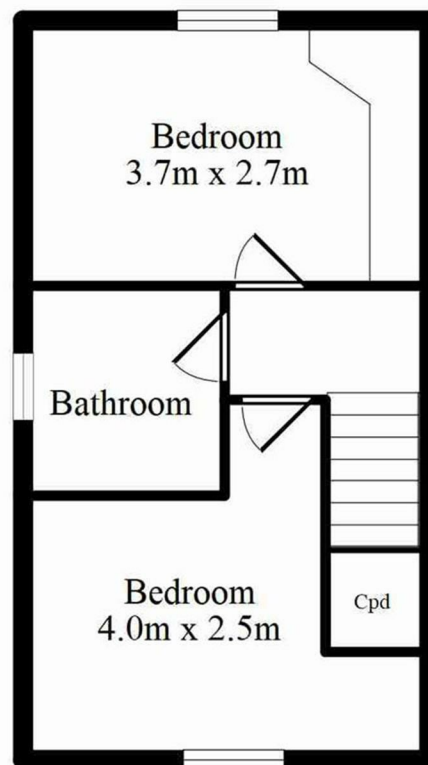
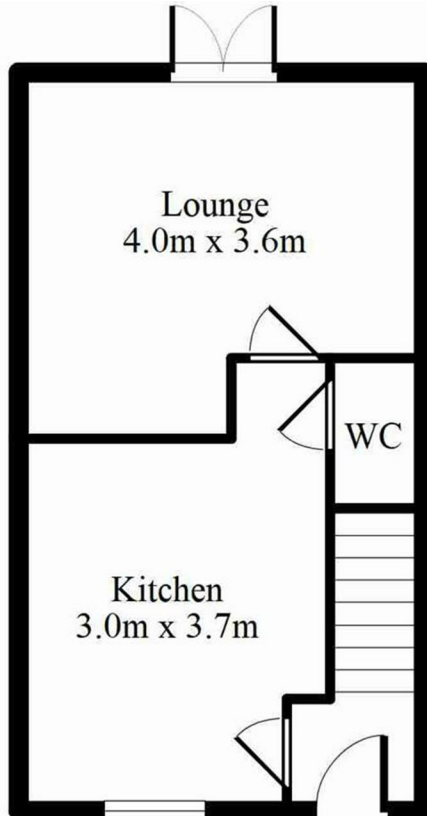
Viewings

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

EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Every attempt has been made to ensure this floor plan is accurate, however their accuracy is not guaranteed. The floorplan is for illustrative purposes and should be used in that context. GFPMS 2025