



217 Allerton Road, Allerton, Bradford, BD15 7RD
£190,000

Extended THREE BEDROOM SEMI DETACHED in a popular location set on a good size plot with generous gardens, off road parking and a garage. Offered with NO ONWARD CHAIN the property requires some modernisation and offers the opportunity to further extend and create a fabulous family home.

EPC RATING - C

COUNCIL TAX BAND - C

GROUND FLOOR

ENTRANCE HALL

Entrance hallway with a frosted double glazed window and a central heating radiator.

LOUNGE/DINING

A large main reception space, over 20ft in length from front to back which could easily be split to form two reception rooms if required. Central heating radiator and a double glazed window.

SITTING ROOM

To the rear of the property with a double glazed window, central heating radiator and door to the rear garden.

KITCHEN

Fitted wall and base units to two sides with a contrasting work surface over incorporating a sink and mixer tap. Integrated electric oven with ceramic hob and extractor fan over. Under stairs storage area. Door to the side elevation.

FIRST FLOOR

LANDING

Double glazed window and loft access.

BEDROOM

Double bedroom to the front elevation with a central heating radiator and double glazed window.

BEDROOM

A second double bedroom, this one to the rear with a central heating radiator and double glazed window.

BEDROOM

Double glazed window and central heating radiator.

BATHROOM

Low flush W.c, hand wash basin and glass screened cubicle housing a shower. Central heating radiator, storage cupboard and a double glazed window.

EXTERNAL

The property sits on a good size plot with ample off road parking to the front. A drive way leads to a garage which has a door to a covered section at the rear. To the rear of the property itself, a large enclosed garden offering a pleasant space to enjoy the outdoors and having the scope to extend the property in to the area (subject to necessary consents).

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		