



14-16 Rosedale Avenue, Allerton, Bradford, BD15 9JD
Asking Price £380,000

Offered to the market sale is this well-presented EXTENDED FOUR BEDROOM DETACHED PROPERTY located on a quiet cul-de-sac in Allerton, Bradford - BD15 with local amenities and schools nearby. With an extended open-plan dining kitchen, a primary bedroom with en-suite, and a large well-maintained garden with outbuilding and great views, we expect this property to be popular with family buyers seeking a home in the area.

Internally comprising; entrance hallway, dining kitchen, lounge, WC, ground floor bedroom/home office, primary bedroom with en-suite, two further double bedrooms, house bathroom, and loft.

Externally the property has off-street parking for two cars to the front, a patio and decking area leading off the rear of the property, an external outbuilding currently used as a golf simulator, and a large lawned garden offering good privacy and a view.

The property was previously two semi-detached properties resulting in a larger than usual plot and garden size, also resulting in two driveways to the front of the property. The property is in immaculate condition

GROUND FLOOR

Entrance Hallway



Entrance hallway to the side of the property with composite door, skylight windows and tiled flooring.

Dining Kitchen



The hub of this family home, extended open-plan dining kitchen to the rear of the property with access and a great view to the garden.

Offering a wide range of contemporary white gloss units with tiled splashbacks and quartz worktops.

The kitchen has a central island with island lighting, a pantry cupboard and a good range of integrated appliances.

Leading through from the kitchen is the dining area which offers space for a family dining table.

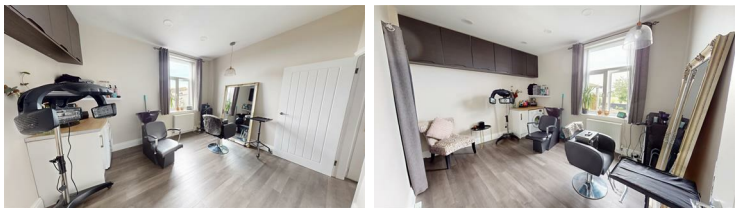
Living Room



Spacious living room to the front of the property with a four window view offering an abundance of natural light.

The living room has hard-wood flooring throughout, a central wood-burning stove, and offers ample room for a large family suite.

Bedroom/Occasional



Ground floor bedroom/occasional room to the rear of the property with a view to the garden.

Currently used as a salon, ideal for those operating a business

from home with an accompanying WC, storage cupboard and side external access point.

WC



Ground floor WC with wash basin, tiled flooring and splashbacks.

FIRST FLOOR

Primary Bedroom



Well-presented primary bedroom to the front of the property with dual-aspect view allowing for great natural light.

With exposed ceiling beams, an accompanying en-suite shower room, and ample space for a large bed with side tables and wardrobes.

En-Suite



Primary en-suite shower room with a skylight window and ceiling spotlights.

Tiled throughout and fitted with a three-piece suite - walk-in shower, wc, wash basin with mirrored vanity unit and towel rail.

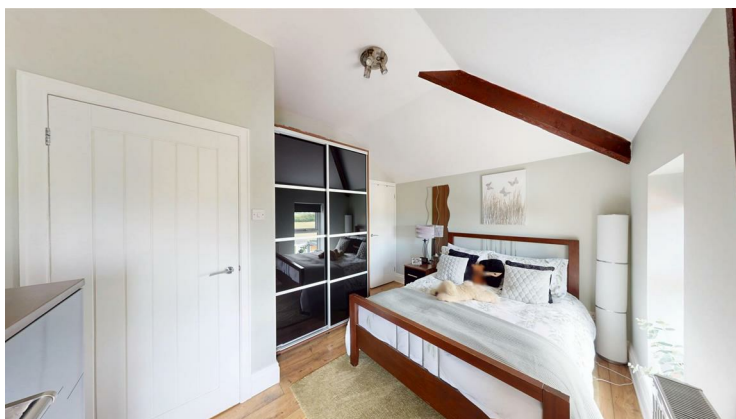
Bedroom



Generous second double bedroom with a dual-aspect view to the front and side of the property allowing for good natural lighting.

With hard-wood flooring and space for a large bed with side tables, full-length wardrobes and a desk with dressing furniture.

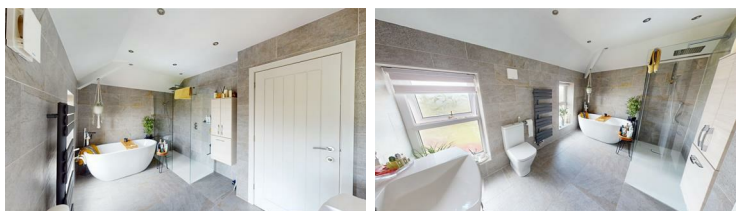
Bedroom



Third double bedroom, with an accompanying storage cupboard and a view to the rear of the property.

With hard-wood flooring and space for a double bed with side tables, full-length wardrobes and dressing furniture.

Bathroom



Contemporary house bathroom to the rear of the property with dual-frosted windows.

Fitted with wall and floor tiling, ceiling spotlights and a four-piece suite - walk-in shower, tub bath, wc, wash basin with unit, towel rail.

EXTERNAL



Patio/Decking



Flagged patio area leading from the rear of the property with access from the dining kitchen.

The patio leads onto the generous deck which offers a great view and an ideal space for outdoor seating and entertaining.

Rear

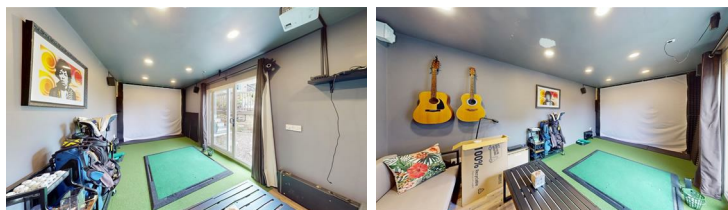


The property benefits from a larger plot due its previous use as two semi-detached properties.

This results in a generous garden on offer to the rear, with a large central lawn with border shrubs and mature plants, a garden shed, second patio area and an outbuilding.

The garden shares a great view over the neighbouring valley from multiple seating areas, and offers great outdoor space for this family home.

Outbuilding



Outbuilding situated to the side of the garden currently being used as a golf simulator with seating area.

With a power supply, ceiling spotlights and offering versatile use as a potential home office or business.

Front



The property has off-street parking for two cars to the front of the property, one to each side of the frontage.
Offering two external access points - one to the entrance hallway and a second to the salon/bedroom.

