



72 Prune Park Lane, Allerton, Bradford, West Yorkshire, BD15 9JA
Offers Over £260,000

HAMILTON BOWER are pleased to offer FOR SALE this sizeable THREE BEDROOM STONE BUILT SEMI-DETACHED FAMILY HOME with off-street parking located in Allerton, Bradford - BD15. Set over three floors with three double bedrooms, a primary bedroom with en-suite, and a large garden to the rear of the property, we expect this property to be popular with family buyers seeking a home in the area. Internally comprising; entrance porch, entrance hall, kitchen, lounge, reception room, cellar/utility area, three double bedrooms including primary with en-suite, bathroom. Externally the property has a large, low-maintenance garden to the rear, a driveway to the front and side, and finally a gated garden the front.

The property benefits from gas central heating and double glazing throughout, and offers the potential for expansion via the cellar or to the rear of the property (STPC).

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

GROUND FLOOR

Entrance

Entrance porch to the front of the property with space for a coat and shoe store.

The porch opens through to the entrance hall with access to the first floor, cellar and both ground floor reception rooms.

Lounge



Spacious lounge to the front of the property with a view to the garden.

The lounge has glass-paned doors to the second reception room, a central fireplace and ample room for a large suite.

Reception Room



Second reception room, to the rear of the property with access through to the kitchen and garden.

Currently used as a living room, but with space ideal for a dining table and chairs.

Kitchen



Well-presented kitchen leading off the reception room with a view to the garden.

The kitchen is fitted with a good range of matching units with complementary worktops and appliances.

Appliances - electric hob with overhead extractor, fridge/freezer, oven/grill, microwave, sink with drainer and dishwasher.

Cellar/Utility Area

Good-sized cellar with access from the ground floor entrance hall.

The cellar has multiple rooms, power and plumbing and is currently used as a utility room.

The cellar also has doors to the garden from the lower ground level.

FIRST FLOOR

Primary Bedroom



Spacious primary bedroom with accompanying en-suite and a view to the rear of the property.

Offering space for a large bed, side tables and wardrobes.

En-Suite



Primary en-suite shower room with matching three-piece suite as seen - walk-in shower, wc, wash basin and towel rail.

Bedroom



Second double bedroom, with a view to the rear garden.

Offering ample space for a large bed, side tables and wardrobes.

Bathroom



Large house bathroom to the front of the property with matching four-piece suite as seen - jacuzzi bath, corner shower, wc, wash basin and towel rail.

SECOND FLOOR

Bedroom



Second floor double bedroom with skylight window to the rear of the property.

A double bedroom with ample room for a double bed, side tables, wardrobes and an office space as seen.

EXTERNAL



Rear



Ideal for this family home, large low-maintenance garden to the rear of the property with side access or access via the kitchen. The garden has a raised patio area ideal for outdoor seating, and a flagged lower-tier area.

Front



Lawned front garden with central path leading to entrance porch.

The garden has high-hedging offering great privacy, with surrounding shrubs to the lawn.

Driveway

Pebbled driveway to the side of the property offering parking for a minimum of four cars.

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	