



Dalecroft Rise, Allerton,

£260,000

* DETACHED * THREE BEDROOMS * TWO RECEPTION ROOMS * MODERN KITCHEN *
* FOUR PIECE BATHROOM * GARDEN * DRIVE * GARAGE * CLOSE TO AMENITIES *

Ideally situated on the outskirts of Sandy Lane village and nearby Allerton which boasts amenities, shops and a choice of first and secondary schools, is this well presented three/four bedroom detached home.

Occupying a sought after residential location and benefits from a modern fitted kitchen, four piece bathroom, garden and garage. The property would appeal to a number of buyers and briefly comprises entrance hallway, cloaks/wc, lounge, dining kitchen, utility room, dining room/bedroom four. To the first floor there are three bedrooms and a house bathroom.

To the outside there is a lawned and patio garden, together with a driveway leading to a single garage.



Entrance Hall

Cloakroom/WC

Modern two piece suite comprising low suite wc, vanity sink unit, radiator and double glazed window.

Kitchen

13'8" x 8'1" (4.17m x 2.46m)

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, oven, hob, integrated dishwasher, microwave, radiator, double glazed window, upvc door to rear.

Lounge

19'8" x 11'2" (5.99m x 3.40m)

With living flame gas fire, radiator, double glazed window.

Utility

Modern fitted wall and base units incorporating stainless steel sink unit, plumbing for auto washer, double glazed window.

Dining Room

12' x 10'1" (3.66m x 3.07m)

With radiator, double glazed window and French doors.

First Floor

Bedroom One

12'3" x 11'2" (3.73m x 3.40m)

With radiator and double glazed window.

Bedroom Two

11'6" x 8'2" (3.51m x 2.49m)

With radiator and double glazed window.

Bedroom Three

10'9" x 9'9" (3.28m x 2.97m)

With radiator and double glazed window.

Bathroom

Four piece suite comprising shower cubicle, low suite wc, pedestal wash basin, radiator, double glazed window.

Exterior

To the outside there is a lawned garden to the front with driveway leading to a single garage, together with a lawned and decked garden to the rear.

Directions

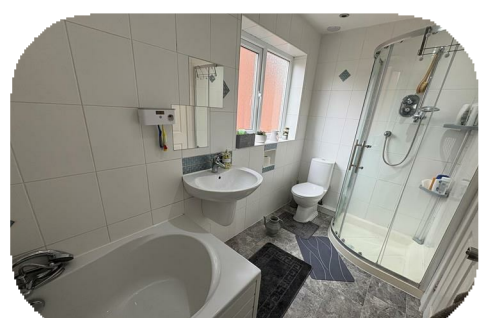
From our office on Queensbury High Street head east on High St/A647 towards Gothic St, turn left onto Albert Rd, right onto Thornton Rd, continue onto Carter Ln, take the slight right onto Cockin Ln, turn left to stay on Cockin Ln, continue onto Chat Hill Rd, at the roundabout take the 2nd exit onto Thornton Rd/B6145, at the roundabout take the 1st exit onto School Grn, continue onto Allerton Ln, continue onto Cote Ln, turn left onto Allerton Rd, right onto Prune Park Ln, continue onto Stony Ln, turn right onto Dale Croft Rise and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

D / Bradford



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

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

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