



Allerton Lane, Allerton

£179,950

* PERIOD SEMI DETACHED * TWO BEDROOMS * CHARACTERFUL * READY TO MOVE INTO *
* MODERNISED * FARMLAND VIEWS * GARDEN * PARKING FOR TWO VEHICLES *

This superbly presented two bedroom semi detached property offers charm and character throughout.

Having been modernised by the current owners to offer 'ready to move into' accommodation.

The deceptively spacious home would make an ideal purchase for a number of buyers and boasts farmland views. Briefly comprising entrance vestibule, dining kitchen, part cellar, lounge, two first floor bedrooms - both having en-suites.

To the outside there is a garden to the rear with farmland views and off street parking for two vehicles.





Entrance Vestibule

Dining Kitchen

15'1" x 13'6" (4.60m x 4.11m)

Modern fitted dining kitchen having a range of wall and base units incorporating ceramic sink unit, oven, hob, plumbing for auto washer, radiator, double glazed window, ceiling beams, exposed fireplace and surround.

Cellar

Useful storage.

Lounge

14'8" x 14' (4.47m x 4.27m)

Having a stone flagged floor, two radiators, double glazed window, ceiling beams, feature fireplace.

First Floor

Bedroom One

16'6" x 15' (5.03m x 4.57m)

With ornamental fireplace, radiator and double glazed window. En-suite bathroom;

En Suite Bathroom

Modern three piece suite comprising roll top bath, low suite wc, pedestal wash basin, double glazed window.

Bedroom Two

16'2" x 13'8" (4.93m x 4.17m)

With ornamental fireplace, radiator and double glazed window. En-suite shower room;

En Suite Shower Room

Modern three piece suite comprising shower cubicle, low suite wc, pedestal wash basin.

Exterior

To the outside there are gardens to both front and rear, together with parking for two vehicles.

Directions

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





TENURE
FREEHOLD

Council Tax Band
C / Bradford





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	71	
(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		

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.

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