



Allerton Road, Bradford,

£245,000

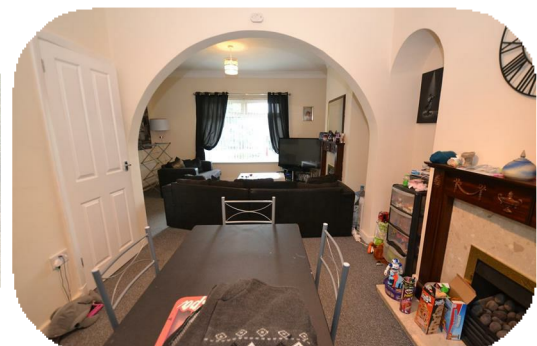
**** FOUR BEDROOMS ** SEMI DETACHED BUNGALOW ** DRIVEWAY AND GARAGE ****

This deceptively spacious extended four bedroom + occasional room semi detached bungalow would make a superb purchase for a young/growing family.

Benefits from two en suites, house bathroom, gas central heating, double glazing and a driveway leading to a single garage.

Within easy access of amenities, shops, local schools and the BRI Hospital.

To the outside there are lawned and patio gardens to the rear with a driveway leading to a single garage.



Entrance Hallway

Having a radiator.

Lounge/ Diner

22'5" x 13'6" (6.83m x 4.11m)

With a feature fireplace surround, radiator and two double glazed windows.

Kitchen

10'9" x 8'10" (3.28m x 2.69m)

Having fitted wall and base units, complementary worktops, stainless steel sink unit, tiled splash back, plumbing for an automatic washing machine, cooker point, radiator and a double glazed window.

Bedroom Two

10'9" x 8'10" (3.28m x 2.69m)

Having a radiator and two double glazed windows.

Shower Room

Fitted with a three piece suite comprising shower cubicle, low flush Wc, pedestal basin, radiator and a double glazed window.

Bedroom One

12'5" x 9'10" (3.78m x 3.00m)

Having a radiator and a double glazed window.

Bedroom Four

12'1" x 6'10" (3.68m x 2.08m)

Having a double glazed window and a radiator.

Bathroom

Fitted with a three piece suite comprising low flush Wc, panelled bath, electric shower over, pedestal hand basin, part tiled walls and floor, radiator and a double glazed window.

Occasional Room

12'5" x 8'8" (3.78m x 2.64m)

With velux window and a radiator.

Bedroom Three

15'4" x 12'8" (4.67m x 3.86m)

Having fitted wardrobes, radiator and a double glazed window.

Toilet

Fitted with two piece suite comprising low flush Wc, vanity sink unit, sky light and part tiled walls.

External Details

To the outside there are lawned and patio gardens to the rear with a driveway leading to a single garage.



Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesstates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesstates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesstates.co.uk
website www.sugdensesstates.co.uk