



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.

| 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 | 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 | EU Directive 2002/91/EC |

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.

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