Sugdens
Sales & Lettings



Dale Croft Rise, Allerton,

Guide Price £269,995

* DETACHED * THREE BEDROOMS * TWO RECEPTION ROOMS * TWO BATH/SHOWER ROOMS *
* SOUGHT AFTER LOCATION * GARDEN * PARKING * LARGER THAN AVERAGE GARAGE *

Ideally situated on the outskirts of Sandy Lane village and close to Allerton, which offers a range of amenities, shops, and well regarded primary and secondary schools, is this well presented three/four-bedroom detached home.

Occupying a sought after residential location, the property benefits from a modern fitted kitchen, two bath/shower rooms, a larger than average garage and a low-maintenance rear garden.

Offering versatile accommodation that will suit a variety of buyers, the property briefly comprises entrance hallway, shower room, lounge, dining kitchen, utility room and dining room/bedroom four. To the first floor are three bedrooms and a house bathroom.

Externally, there is a low-maintenance garden to the rear, together with a driveway providing ample off-road parking and access to a larger than average garage.







Entrance Hall
With radiator.

Shower Room
Three piece suite comprising shower cubicle, low suite wc, pedestal wash basin, radiator and double glazed window.

Lounge
19'9" x 11'3" (6.02m x 3.43m)
With a living flame gas fire in fireplace surround, radiator and double glazed window.



Dining Kitchen
13'9" x 8'3" (4.19m x 2.51m)
Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splashback, oven, hob and extractor hood, plumbing for dishwasher.

Utility
6'7" x 5'2" (2.01m x 1.57m)
With plumbing for auto washer, ink unit, double glazed window.



Dining Room / Bedroom Four
10'2" x 12'2" (3.10m x 3.71m)
With radiator and double glazed window.

First Floor
With access to loft.



Bedroom One
11'3" x 12'5" (3.43m x 3.78m)
With radiator and double glazed window.

Bedroom Two
12'2" x 8'2" (3.71m x 2.49m)
With radiator and double glazed window.

Bedroom Three
11' x 10'2" (3.35m x 3.10m)
With radiator and double glazed window.



Bathroom
Four piece suite comprising panelled bath, low suite wc, pedestal wash basin, bidet, radiator and double glazed window.

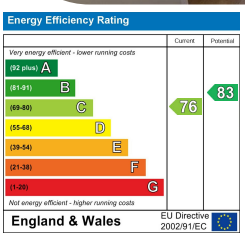
Exterior
To the outside there is a well maintained garden to the rear with lawn and patio, driveway and a larger than average garage.

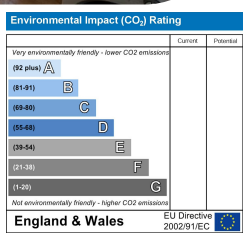
Directions
From our office on Queensbury High Street head toward Russell St, right onto Chapel St, left onto Albert Rd, right onto Thornton Rd, continue onto Carter Ln, take the slight right onto Cockin Ln, left to stay on Cockin Ln, continue onto Chat Hill Rd, at the roundabout turn right onto Thornton Rd, at the roundabout, take the 1st exit onto School Grn, continue onto Allerton Ln, continue onto Cote Ln, left onto Allerton Rd, take the slight right onto Prune Park Ln, continue onto Stony Ln, right onto Dale Croft Rise.



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.

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