



## Byland Grove, Allerton,

**Offers Over £160,000**

- \* SEMI DETACHED \* TWO BEDROOMS \* TWO RECEPTION ROOMS \*
- \* TWO BATH/SHOWER ROOMS \* CLOSE TO AMENITIES \* GARDENS \* PARKING \*

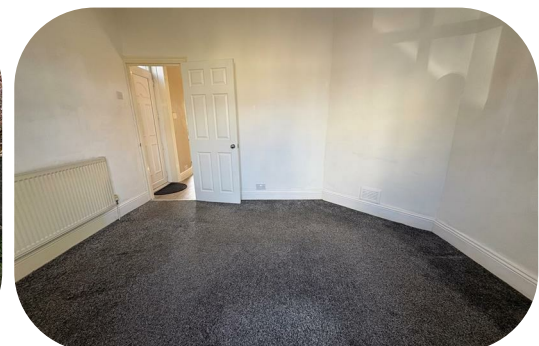
This two bedroom semi detached property offers excellent living accommodation.

Situated on the outskirts of Allerton and within easy reach of amenities, shops, schools and rural walks.

Benefits from gas central heating, double glazing, garden and driveway.

The accommodation briefly comprises lounge, dining room, kitchen and house bathroom. There are two first floor bedrooms and a shower room.

To the outside there are gardens front and rear, together with a driveway providing off street parking.



## Lounge

12'9" x 11' (3.89m x 3.35m)

With radiator and double glazed bay window.

## Dining Room

14'3" x 12'7" (4.34m x 3.84m)

With radiator and double glazed window.

## Kitchen

9' x 8'1" (2.74m x 2.46m)

With fitted wall and base units incorporating stainless steel sink unit, tiled splashback, oven, hob, plumbing for auto washer, radiator and double glazed window.

## Bathroom

White three piece suite comprising panelled bath, low suite wc, pedestal wash basin, radiator and double glazed window.

## First Floor

### Bedroom One

13'3" x 11'4" (4.04m x 3.45m)

With radiator, double glazed window, velux window.

### Bedroom Two

13'9" x 7'3" (4.19m x 2.21m)

With radiator and double glazed window.

## Shower Room

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

## Exterior

To the outside there is a driveway providing off-road parking and gardens to front and rear.

## Directions

From our office on Queensbury High Street head 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 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, right onto Byland Grove and the property will be seen displayed via our For Sale board.

## TENURE

Freehold

## Council Tax Band

B / 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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> 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	
(15-38) F		(15-38) F	
(1-14) G		(1-14) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
84	59		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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