



Haworth Road, Allerton,

£100,000

**368, Haworth Road Allerton, Bradford, BD15 9LJ - We are acting in the sale of the above property and have received an offer of £117,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place**

* COTTAGE * TWO BEDROOMS * VIEWS * CLOSE TO AMENITIES *
* REAR YARD * POPULAR LOCATION *

This two bedroom cottage property boasts open aspect views to the rear.

Situated on the on the outskirts of Sandy Lane which benefits from amenities, schools and pleasant rural walks. The accommodation briefly comprises entrance porch, open plan lounge/kitchen, cellar, two first floor bedrooms and a shower room. To the outside there is a yard to the rear.



Entrance Porch



Open Plan Lounge Kitchen

17'7 x 18'2 (5.36m x 5.54m)

Fitted wall and base units, oven and electric hob and plumbing for washing machine. Tiled splash back and double glazed window.

Lounge

Flagged flooring, double glazed window and feature fireplace.



Cellar

Useful storage space.

Bedroom One

18'3 x 9 (5.56m x 2.74m)

Two double glazed windows.

Bedroom Two

11'3 x 8'2 (3.43m x 2.49m)

Double glazed window.

Shower Room

Three piece suite comprising of; low flush WC, hand wash basin and shower cubicle. Double glazed window and tiles.



External

Patio garden to the rear.

Council Tax

Band B.

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 ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs	(92 plus) A	100+	100+
(81-91)	B	90+	90+
(69-80)	C	80+	80+
(55-68)	D	70+	70+
(39-54)	E	60+	60+
(21-38)	F	50+	50+
(11-20)	G	40+	40+
Not energy efficient - higher running costs		EU Directive 2002/91/EC	
England & Wales		EU Directive 2002/91/EC	

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