



Dean House Gate, Allerton Bradford BD15 8HF

welcome to

Dean House Gate, Allerton Bradford

Modern, stylish and offered to the market with no upper chain, this attractive three-bedroom semi-detached home is perfect for first-time buyers, young families or those looking to simply move straight in. Presented to a high standard throughout, the property boasts a contemporary interior.

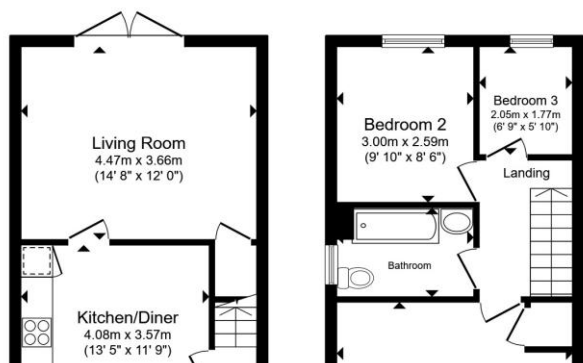


Modern, stylish and offered to the market with no upper chain, this attractive three-bedroom semi-detached home is perfect for first-time buyers, young families or those looking to simply move straight in. Presented to a high standard throughout, the property boasts a contemporary interior with a modern kitchen and a beautifully appointed bathroom, creating a home ready to be enjoyed from day one.

The accommodation briefly comprises an inviting entrance hall, a spacious living room with French doors opening onto the rear garden, allowing plenty of natural light to flow through the space and providing the ideal setting for both relaxing and entertaining. The stylish fitted kitchen offers a range of modern units and work surfaces, whilst to the first floor are three well-proportioned bedrooms and a sleek family bathroom.

Externally, the property benefits from driveway parking to the front and an enclosed rear garden, perfect for outdoor dining, children to play or simply unwinding in the warmer months.

Further advantages include uPVC double glazing and gas central heating throughout. Energy Rating: B



view this property online holroydsestateagents.co.uk/Property/BNG103503



Entrance

Wc

Kitchen Diner

13' 5" x 11' 9" (4.09m x 3.58m)

Living Room

14' 8" x 12' (4.47m x 3.66m)

First Floor Landing

Bedroom One

14' 7" x 9' 8" (4.45m x 2.95m)

Bedroom Two

9' 10" x 8' 6" (3.00m x 2.59m)

Bedroom Three

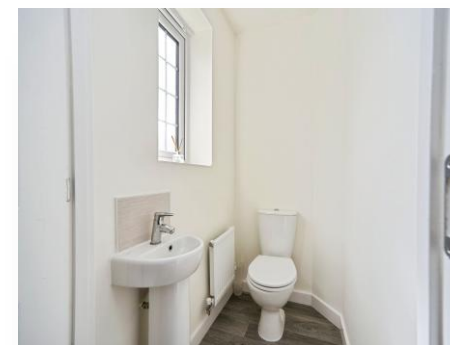
6' 9" x 5' 10" (2.06m x 1.78m)

Bathroom

Gardens Front & Rear

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



welcome to

Dean House Gate, Allerton Bradford

- Three bedroom semi detached
- Stylish kitchen diner
- Living room with French doors into the rear garden
- Modern bathroom
- Enclosed rear garden & parking

Tenure: Freehold EPC Rating: B

Council Tax Band: C

offers over

£210,000



Please note the marker reflects the postcode not the actual property

view this property online holroydsestateagents.co.uk/Property/BNG103503



Property Ref:
BNG103503 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Holroyds is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

holroyds



01274 566837



bingley@holroydsestateagents.co.uk



146 Main Street, BINGLEY, West Yorkshire,
BD16 2HL



holroydsestateagents.co.uk