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Meadow Bank, Allerton, Bradford, BD15 8HL

- SEMI-DETACHED HOUSE, IDEAL FOR FIRST TIME BUYER
- CONTEMPORARY FITTED KITCHEN/DINER
- DOWNSTAIRS WC FOR CONVENIENCE
- ENCLOSED REAR GARDEN WITH LAWN AND DECKING
- COUNCIL TAX BAND B

- WELL PRESENTED THROUGHOUT
- LIVING ROOM WITH GARDEN ACCESS.
- MODERN BATHROOM
- PRIVATE DRIVEWAY PARKING
- EPC RATING GRADE B

Offers In The Region Of £175,000

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Two bedroom semi-detached property ideal for a first-time buyer. To the front, a tarmac driveway offers off-road parking, complemented by a small, neat lawn area leading to the main entrance. The rear garden is fully enclosed, providing a private outdoor space. It comprises a well-kept lawn section and a raised timber decking area, ideal for outdoor entertaining or relaxation, backed by an attractive retaining wall.

Upon entering, the hallway provides access to the principal ground floor rooms and a staircase to the first floor. The modern kitchen-diner is equipped with contemporary cream gloss units, an integrated oven, and a gas hob, set against a wooden effect laminate floor. There is ample space for a dining table, making it a functional area for meals. A convenient downstairs WC is located off the hallway to the lounge. The living room is a comfortable, carpeted space, also benefiting from patio doors that open onto the rear garden, ensuring good natural light and direct access to the outdoor area.

The first floor landing provides access to the bedrooms and family bathroom. The main bedroom is a double room, offering views of the rear garden. The second bedroom looks onto the front and is suitable as a child's room or guest space. The family bathroom comprises a white three-piece suite, including a bath with an overhead shower and glass screen, a pedestal basin, and a toilet. It features a heated towel rail and a wall-mounted mirrored cabinet, finished with a tiled floor. The property throughout offers a neutral decor, providing a blank canvas for new owners to personalise.

With it's location, there is easy access, to Bradford, Halifax, Haworth and further into Bronte country.





GROUND FLOOR

Hallway

Kitchen Diner
9'9" x 11'10"

Living Room
12'11" x 12'3"

FIRST FLOOR

Landing

Bedroom 1
13'0" x 8'7"

Bedroom 2
13'1" x 8'5"

Bathroom
6'4" x 6'7"

EXTERNAL

Rear Garden

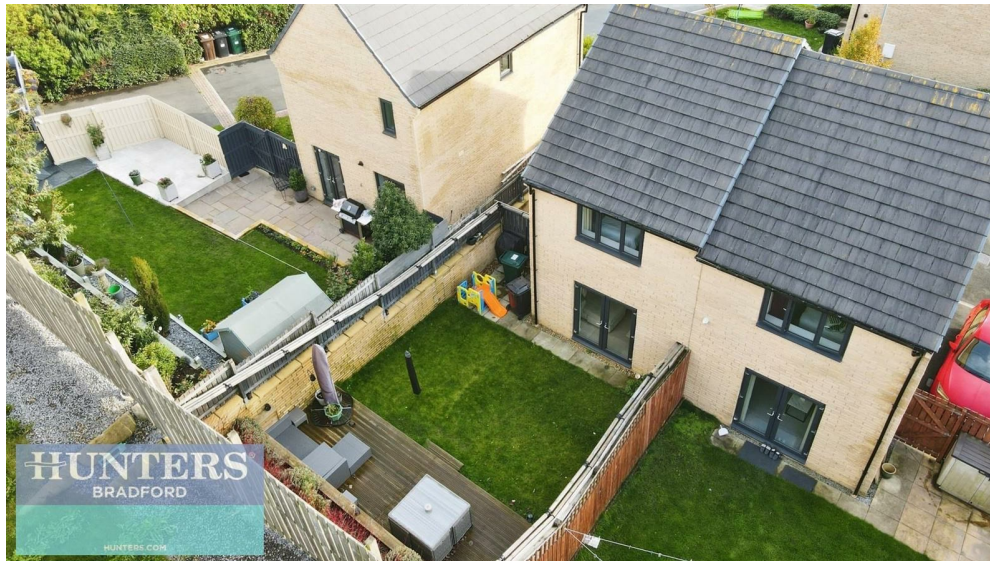
Driveway For Two Cars



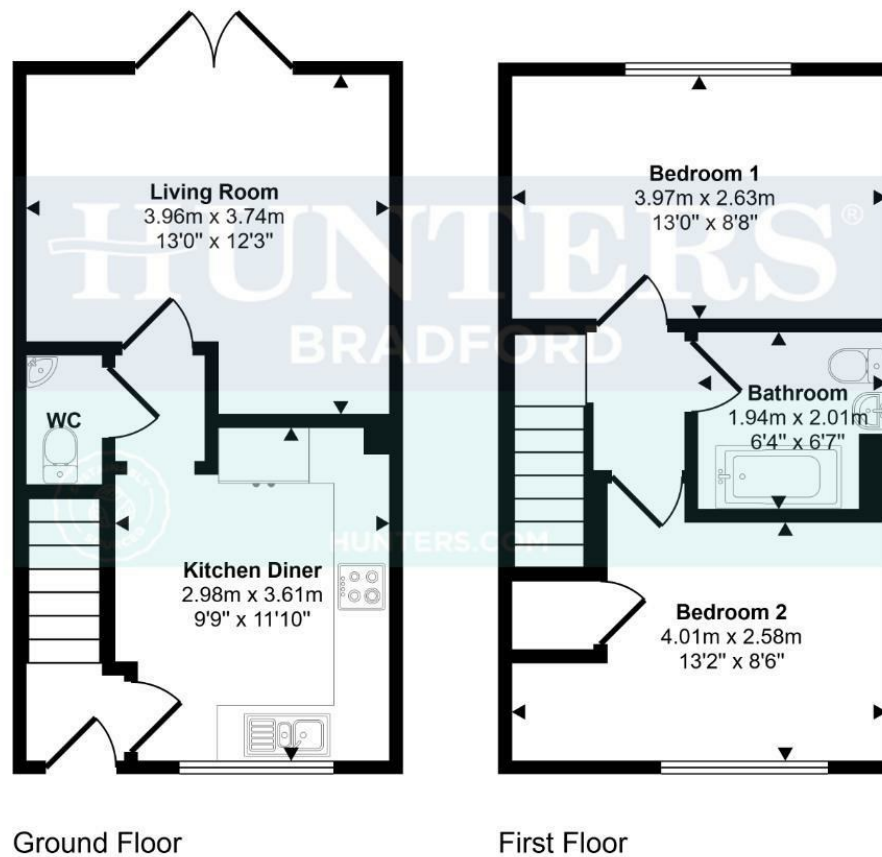


These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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	

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Bradford -
01274 393955 <https://www.hunters.com>



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