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BRADFORD

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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

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# Meadow Bank, Allerton, Bradford, BD15 8HL

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 its 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**



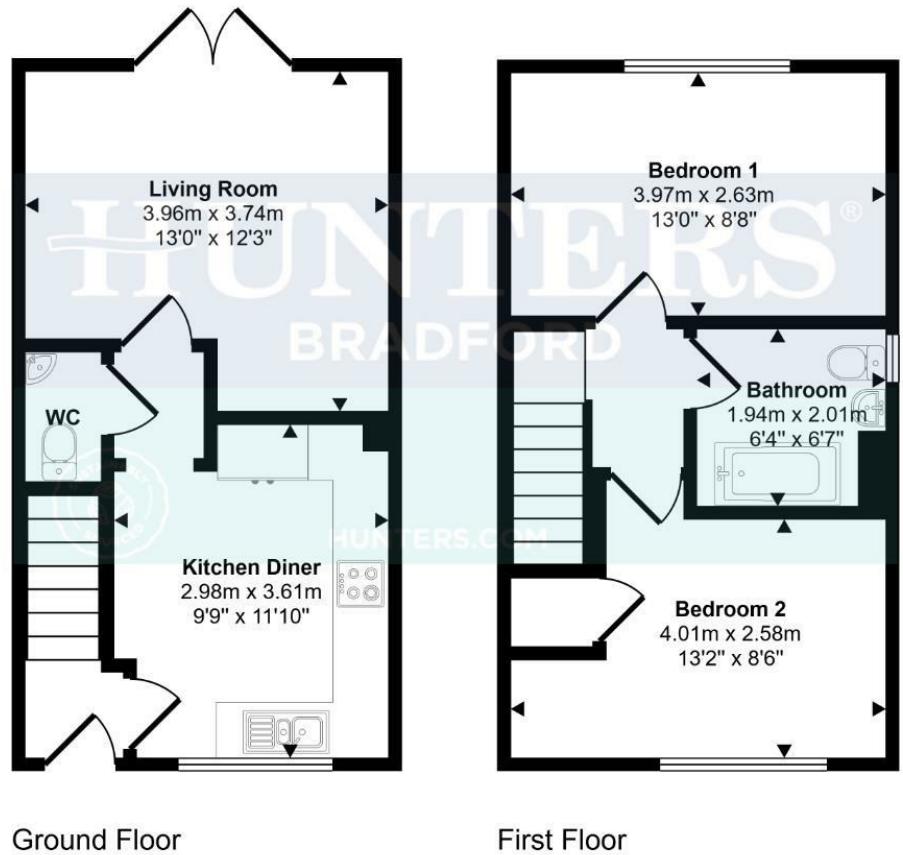


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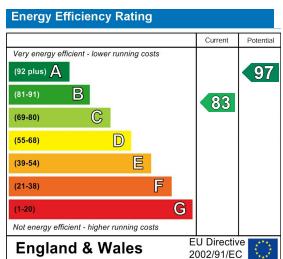








This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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



### Viewing Arrangements

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



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