



Grasleigh Avenue, Allerton, Bradford, BD15 9AR

- SIX BEDROOM - DETACHED HOUSE, IDEAL FAMILY HOME
- OPEN-PLAN DINING, KITCHEN, AND LIVING AREA WITH BI-FOLD DOORS
- UTILITY AREA AND GROUND FLOOR WC
- BEDROOM 1 & 2 WITH EN-SUITE SHOWER ROOMS
- LOW-MAINTENANCE REAR GARDEN

- MODERN DECOR THROUGHOUT
- TWO FURTHER RECEPTION ROOMS
- THIRD RECEPTION ROOM / OFFICE / BEDROOM 7
- PAVED DRIVEWAY PROVIDING OFF-ROAD PARKING
- COUNCIL TAX BAND D - EPC GRADE C

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EXCLUSIVE

Offers Over
£550,000

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This modern detached property presents a striking façade with a white rendered finish and contrasting dark window frames. The front features a generously sized, patterned paved driveway providing ample off-road parking. The rear garden is designed for low maintenance, offering a large paved patio area for outdoor dining and an artificial lawn, all enclosed by fencing, creating a private space ideal for a family.

Internally, the property opens into a bright entrance hallway with light flooring, leading to the various ground floor spaces and a carpeted staircase with contemporary glass balustrades. A dedicated reception room, carpeted and situated at the front, provides a quiet retreat.

The expansive open-plan kitchen, dining, and living area forms the hub of the home. The kitchen is fitted with high-gloss units, integrated ovens, a gas hob, and a substantial central island, with pop up power sockets, all complemented by copper-effect detailing. This space transitions smoothly into the dining area and a spacious living zone, complete with a feature panelled wall and modern fireplace. Bi-fold doors extend this area outdoors to the rear garden, perfect for family gatherings. A separate utility room accommodates laundry appliances and storage, alongside a stylish ground floor WC.

The first floor comprises four principle and in total six well-presented bedrooms, each designed with comfort in mind, featuring neutral decor and carpeting. Two of these bedrooms benefit from private en-suite shower rooms, finished with contemporary tiling and fixtures. An additional modern family shower room services the remaining bedrooms. The overall interior maintains a cohesive, contemporary aesthetic with a focus on functional living spaces for a family.

Additional features are, CCTV, Electric power outlets to the front and EV charger to the side.

Please note video tour is available on Rightmove, Hunters and by request.





GROUND FLOOR

Entrance Hallway

Open Plan Reception, Dining and Kitchen

26'11" x 17'10"

Reception Room 2

10'9" x 17'6"

Reception Room 3 / Office /

Bedroom

7'7" x 9'3"

WC

SECOND FLOOR

Landing

Bedroom 1

10'11" x 11'8"

Bedroom 1 - Ensuite

3'7" x 7'1"

Bedroom 2

11'1" x 11'7"

Bedroom 2 - Ensuite

7'4" x 2'9"

Bedroom 3

8'4" x 14'6"

Bedroom 4

10'8" x 11'3"

Bedroom 5

10'7" x 7'9"

Bedroom 6

6'10" x 8'3"

Bath / Shower Room

7'6" x 9'4"

EXTERNAL

Front Driveway

Rear Garden





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.









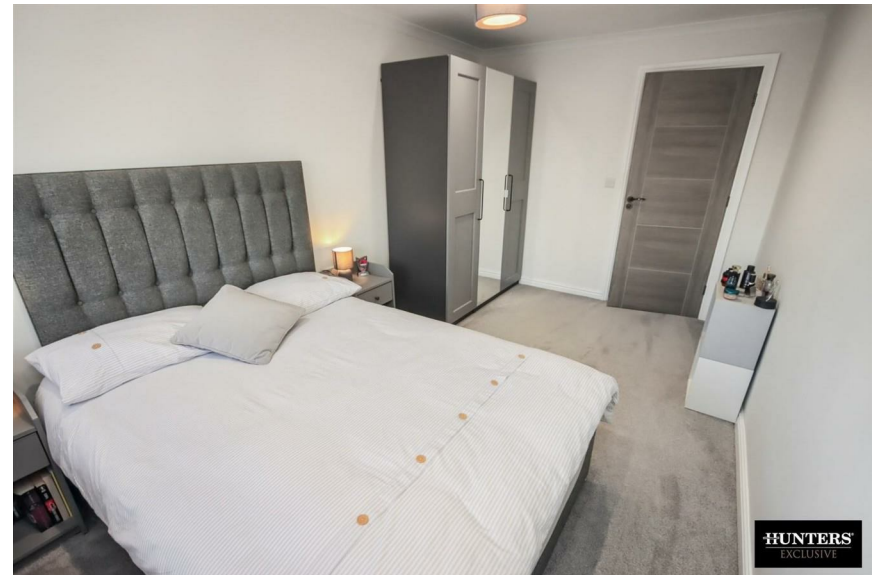
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Allerton is an area within the metropolitan borough of the City of Bradford, West Yorkshire, England, it is situated approx. 3 miles west-north-west of Bradford. There are a couple of shopping parades, sandwich shops, takeaways and other retail shops within the area.

There are a number of primary schools in the area; these include the Academy at St. James at the southern edge of the area, Beckfoot Allerton on Allerton Road, St. Matthew's Catholic Primary School and Ley Top Primary School in close proximity at the top of Bell Dean Road, as well as Sandy Lane Primary School in the village of Sandy Lane attached to the immediate north-west of Allerton. Dixon's Allerton Academy is situated at the far eastern edge of the village, close to the Rhodesway estate.

There are good transport links to Bradford, Halifax, Keighley, Bingley and other surrounding villages, towns and cities.

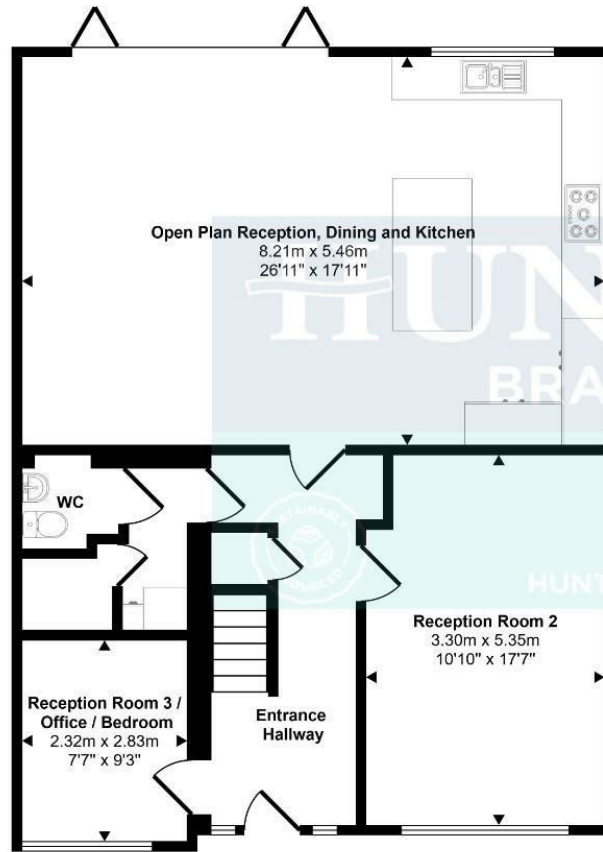




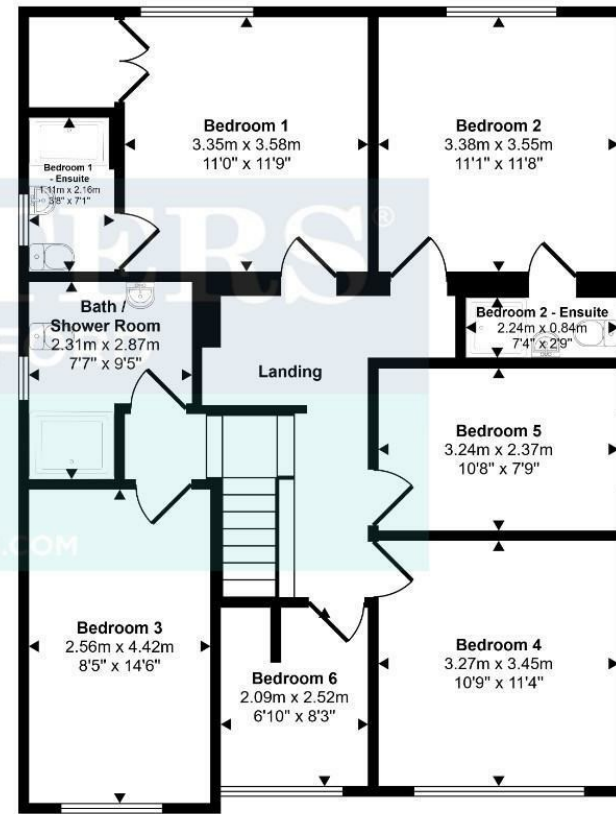






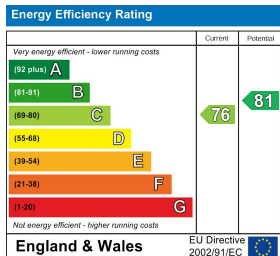


Ground Floor



First Floor

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 Hunters Bradford -
01274 393955 <https://www.hunters.com>

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