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EXCLUSIVE



**North Parade, Allerton, Bradford, West Yorkshire, BD15 7DP**

**Asking Price £370,000**

# North Parade, Allerton, Bradford, West Yorkshire, BD15 7DP

## DESCRIPTION

For sale is this magnificent detached house, a tastefully converted barn, originally built in the early 1800's. This prestigious property boasts four generously sized bedrooms and two bathrooms, perfectly accommodating a family or those who frequently entertain guests.

The home features two spacious reception rooms, offering ample space for both relaxation and entertainment. The hub of the home is undoubtedly the kitchen, a single yet capacious space that caters to all your culinary needs.

One of the remarkable highlights of this property is the double-height living room with original beams, which presents a grand stone fireplace equipped with a wood burner - a perfect spot for cosy winter nights. The property retains many of the original features, which adds to its unique charm and character.

Practicality has not been overlooked in this house, with a double garage that includes an inspection pit, and a convenient downstairs shower room. In addition, the property includes a comprehensive alarm system, ensuring peace of mind for the residents.

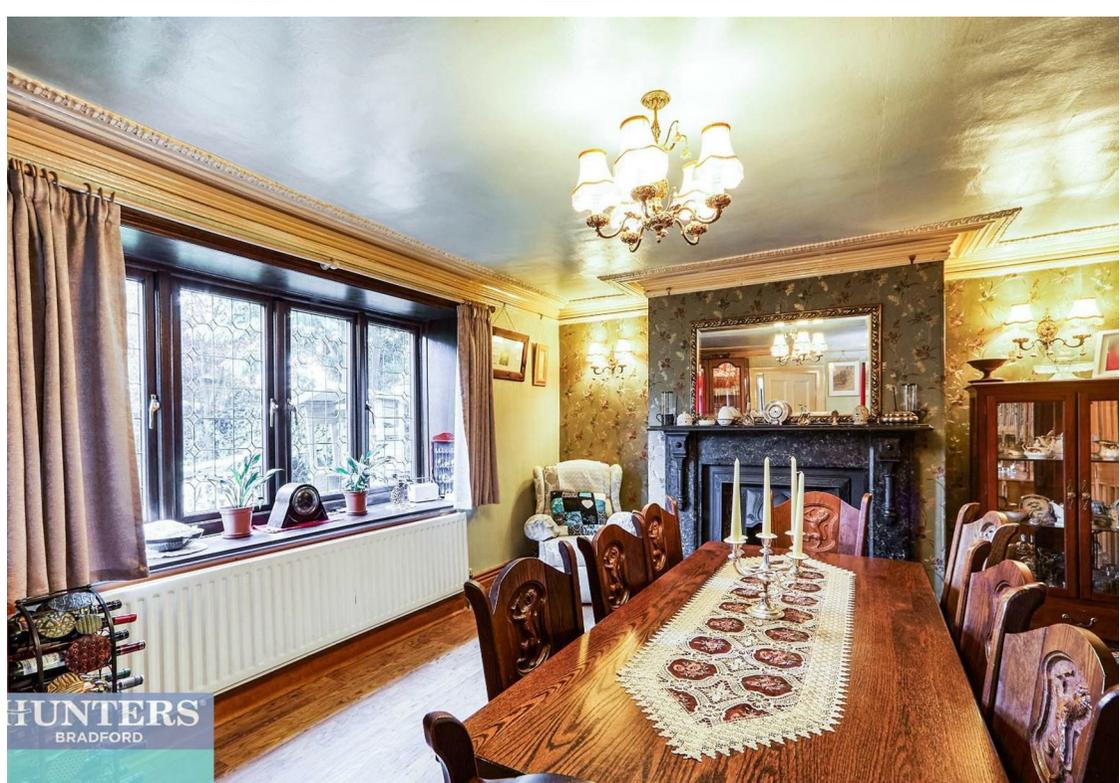
The property's outdoor space with a lawned garden and also off street parking, a feature that proves to be an invaluable asset.

In summary, this detached house offers a blend of historical charm with modern convenience and is a must-see for those seeking a distinctive property with an abundance of space and character.

EPC RATING E - COUNCIL TAX BAND E

- DETACHED PERIOD BARN CONVERSION
- BUILT IN EARLY 1800'S
- FOUR SPACIOUS BEDROOMS
- DOUBLE HEIGHT LIVINGROOM
- GRAND STONE FIRE PLACE WITH WOOD BURNER (MULTI FUEL)
- INTEGRATED DOUBLE GARAGE WITH PIT
- OFF STREET PARKING
- NO ONWARD CHAIN
- ORIGINAL FEATURES RETAINED
- EPC RATING E - COUNCIL TAX BAND E

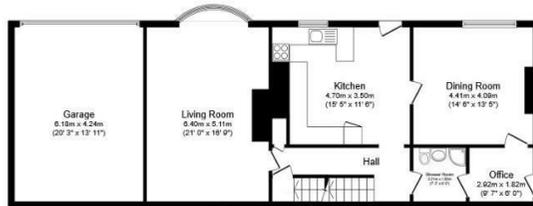






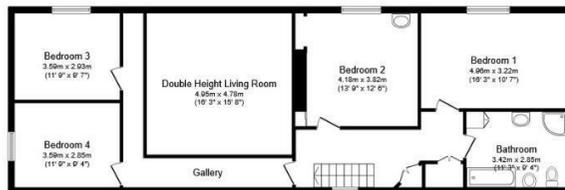
Cellar

Floor area 4.7 sq.m. (50 sq.ft.)



Ground Floor

Floor area 104.8 sq.m. (1,128 sq.ft.)



First Floor

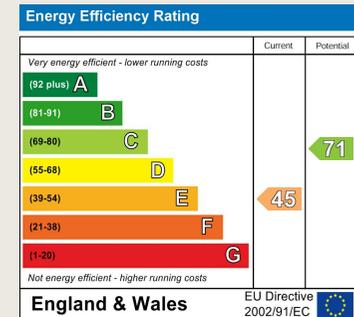
Floor area 110.4 sq.m. (1,188 sq.ft.)

Total floor area: 219.9 sq.m. (2,367 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

**THINKING OF SELLING?** 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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