

FOR SALE

£289,950 Freehold



## 8 High Ash Park, Allerton, Bradford, West Yorkshire. BD15 8AJ

- 3/4 Bedroom Detached
- UPVC Double Glazing - Gas Central Heating - New Boiler Sept '24
- Lounge - Kitchen/Diner - Conservatory
- Downstairs Bedroom - Ground Floor W.C
- Driveway for 2 Vehicles - Integral Garage
- Secondary Garage Useful for Storage or as a Home Office
- Gardens Front & Rear - No Seller Chain



## PROPERTY DESCRIPTION

Well presented detached occupying an attractive cul-de-sac position, in a desirable location on the edge of Allerton, Thornton and Wilsden. Countryside walks are on the doorstep including the Great Northern Railway Trail.

The property benefits from UPVC double glazing and gas central heating having had a new boiler installed in September 2024, and has the remainder of a 5 year warranty.

The thoughtful layout allows for a versatile space and briefly comprises; entrance hall, lounge, downstairs w.c, kitchen/ diner, ground floor bedroom and recently added conservatory to the ground floor. Three bedrooms and modern bathroom to the first floor. Outside, there is a driveway to the front providing off road parking for 2 vehicles and integral single garage. To the rear, there is enclosed private rear garden with secondary garage which is useful for storage or could be developed into a home office.

Offered with no Seller chain. Council tax band D.

Information obtained from Sprift, the UK's leading supplier of property specific data indicates that an internet connection is available from at least two providers. Broadband (estimated speeds) Standard 60 mbps, Superfast 80 mbps & Ultrafast 1000. Satellite & Cable TV Availability is through BT, Sky & Virgin. Outdoor mobile coverage (excluding 5G) is also available from at least two of the UK's four leading providers. Results are predictions and not a guarantee. Actual services may be different depending on particular circumstances and the precise location of the user and may be affected by network outages. For further information please refer to: <https://checker.ofcom.org.uk/>



## ROOM DESCRIPTIONS

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### Entrance

Double glazed entrance door to the front. Radiator and laminate floor. Stairs to the first floor.

### Lounge

Double glazed window to the front, radiator, coved ceiling and television point. Electric fire set on a marble hearth and has a wooden surround.

### Kitchen/Diner

Traditional range of base and wall units having a complementary work surface over. 1 1/2 bowl sink unit with mixer tap. Plumbing for dishwasher. Electric oven, gas hob and extractor hood. Part tiled walls and tiled floor. Double glazed window to the rear and double glazed door leading out into the rear garden. Integral access into the garage

### Downstairs W.C.

2 piece suite comprising of wash hand basin and w.c. Part tiled walls and laminate floor.

### Bedroom 4

Double glazed patio doors leading into the conservatory. Laminate floor and radiator.

### Conservatory

Double glazed windows to 3 sides. Double doors out into the garden. Wall light point

### First Floor

#### Landing

Double glazed window to the side. Access to loft space via pull down ladder which is partly boarded and has light. Cupboard.

### Bedroom 1

Double glazed window to the front and radiator.

### Bedroom 2

Double glazed window to the rear having views across the valley. Radiator and laminate floor.

### Bedroom 3

Double glazed window to the front and radiator. Fitted cupboard.

### Bathroom

3 piece suite in white comprising of panelled bath having a mixer shower over and fitted shower screen, sink set within a white high gloss vanity unit and low level w.c. Double glazed window to the rear and extractor fan. Chrome heated towel rail.

### Outside

#### Gardens

To the front there is a tarmac driveway for a minimum of 2 vehicles. Lawned area with tree and shrub border. Gated access to the side.

To the rear, there is a patio and lawned area. Mature planting of flower, trees and shrubs. Fence, hedge and stone boundaries. Greenhouse. Outside tap.

#### Integral Garage

Up and over door. Power and light. Window to the side. Gas boiler and consumer unit. Plumbing for washing machine.

#### Secondary Storage Garage

Note; there is no vehicle access to this.

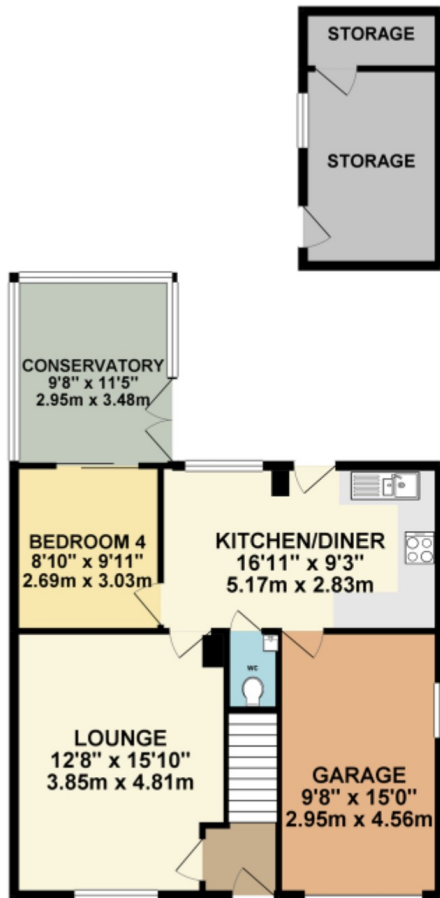
Useful storage area which has been divided into 2 rooms, with power and light. Window and personal access door.

Could be converted into a home office or gym, subject to any necessary planning consents.

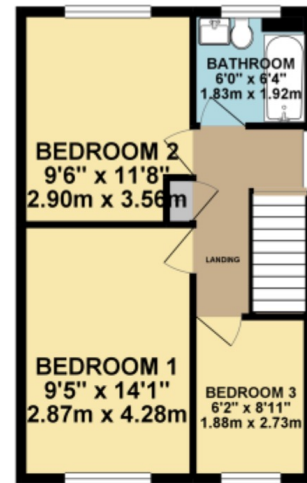


# FLOORPLAN & EPC

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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