



## 49 Allerton Road, Bradford, West Yorkshire BD8 0AY

- Superbly presented and well proportioned three bedroom, two reception semi detached home
- Gas fired central heating, uPVC double glazing and solar panels
- Favourable position close to many amenities and Bradford Royal Infirmary Hospital
- Conservatory overlooking the rear garden and pleasant open outlook / views to the rear
- Garage, driveway and well established gardens to both the front and rear
- A home that will appeal to a variety of buyers

**£230,000 Freehold**



## 49 Allerton Road, Bradford, West Yorkshire BD8 0AY

### DESCRIPTION

This exceptionally well presented and maintained, three bedroom, two reception semi detached home presents a superb opportunity for those seeking a home that ' ticks a lot of boxes ' .

Situated in this most convenient position with excellent access to Bradford Centre, nearby Allerton offers a superb range of amenities and shopping facilities, Bradford Royal Infirmary Hospital is also close by.

Standing in good sized gardens to both the front and rear elevations together with good sized driveway and single garage, useful ground floor w.c. and the addition of solar panels thus creating a more energy efficient home - the property offers three bedrooms and two reception rooms together with a uPVC conservatory that overlooks the enclosed rear garden.

Fitted with uPVC double glazing and a gas fired central heating system, the property in brief comprises: Entrance Hall, ground floor w.c, living room with bay window to the fore and attractive fireplace with inset living flame coal effect gas fire, well proportioned dining room with doors leading to the adjoining conservatory which in turn leads to the rear garden. Well planned fitted kitchen space with a range of units and good sized under stair storage / pantry cupboard.

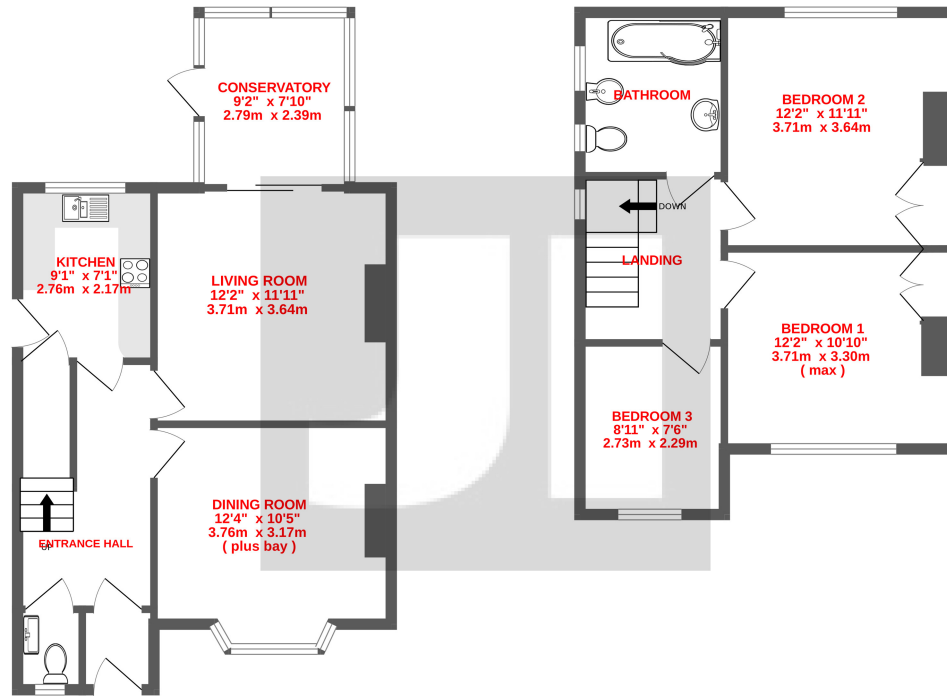
At first floor level there are three bedrooms together with the spacious family bathroom which includes a stylish three piece suite in white comprising panelled bath with shower over and glazed screen, matching pedestal wash hand basin, low suite w.c. and bidet.

Externally the property stands in a good sized plot with well established gardens to both the front and rear elevations together with driveway providing off road parking via the gated driveway off Allerton Road. The property also has a single garage with up and over door.

A home that will appeal to a variety of buyers and viewings are highly recommended.







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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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.

#### DISCALIMER

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.

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