



422-426, Allerton Road, Allerton, Bradford, BD15 7DU

A superb Grade II listed three bedroom end terraced cottage delightfully situated within a popular village location with good transport links and close local amenities.

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Yorkshire, BD18 4SB

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**422-426, Allerton Road, Allerton,
Bradford, West Yorkshire, BD15 7DU**

Bradford 3 miles, Skipton 16 miles, Leeds 17 miles (all distances approximate)

Guide Price: £125,000

- Grade II listed converted cottages
- Three double bedrooms
- Ensuite master bedroom
- Popular residential location
- Garage and driveway
- Modern method of auction



General remarks

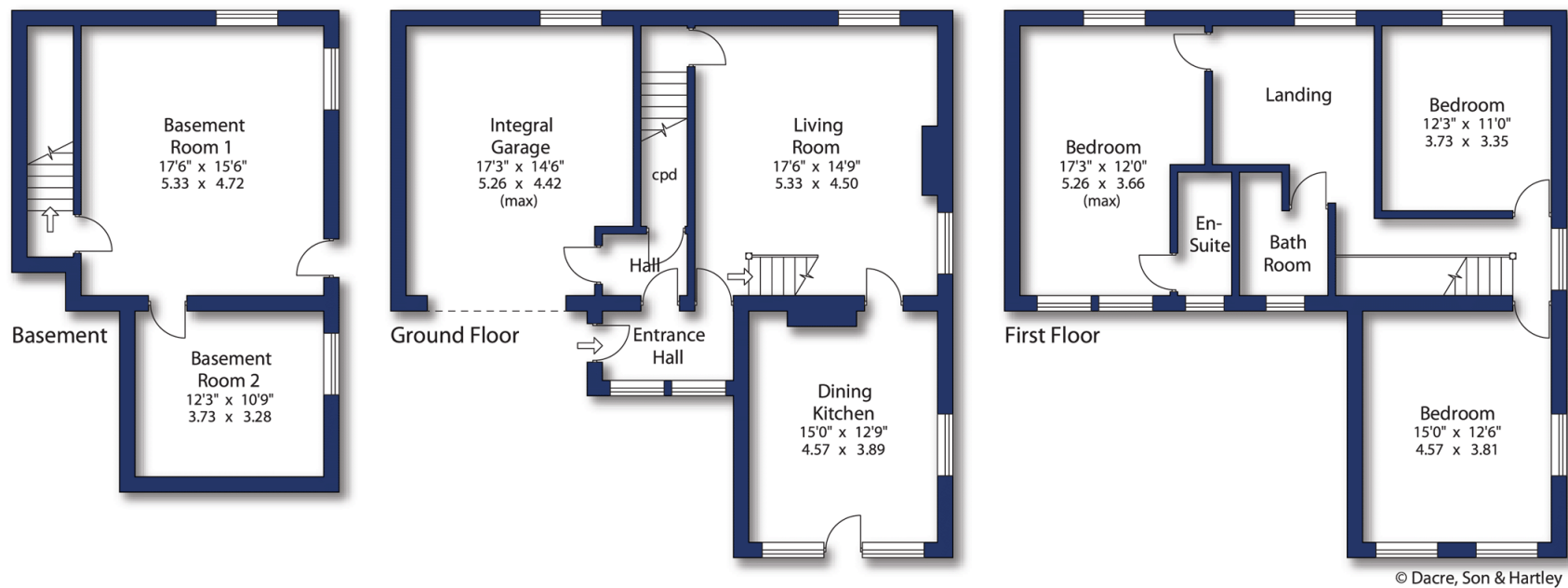
Delightfully situated within the popular village of Allerton is this three bedroom stone built terrace cottage. A rare conversion of three former cottages into one good size family home with room sizes to match. This property offers potential for a multitude of prospective purchasers and an internal viewing is highly recommended.

The accommodation on the ground floor briefly comprises entrance porch with access to lounge and garage, good size kitchen with door to the front and large lounge with dual aspect windows, storage cupboard and stairs to the first floor and cellars. To the first floor are two double bedrooms, the house bathroom, a large landing area with storage and the master bedroom with ensuite shower room. There are two cellar rooms

with windows giving ample storage space and the ground floor has a large garage with access at the front via an up and over door. Outside the property is complemented by a cottage style garden with a gated driveway.

The property is situated in the popular village of Allerton. The village offers a range of shops and amenities, recreational areas and well respected schools. The location is considered to be within daily commuting distance of many West Yorkshire business centres which include Keighley, Bingley, Bradford, Halifax and Leeds.

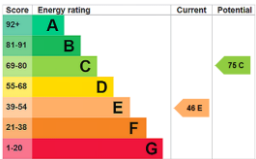
Floorplans



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 Dacres Surveys
Call for a quote
01943 885 400

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Auction Terms

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.



Contact us



01274 581794



saltaire@dacres.co.uk

Directions

From Allerton village near Aldi head up Allerton Road passing the church on the right hand side. The property will be on the right hand side shown by our for sale sign.

Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council,
- Council Tax Band C

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating is from a gas fired combination boiler.
- Driveway leading to garage.

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £26.10 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

Dacres Ref: BIN250677