



9 Sandymoor, Sandy Lane, Allerton, BD15 9LF

Delightfully situated on a private residential cul de sac is a well presented three bedroom detached family home offering excellent living accommodation planned over two floors enjoying a superb aspect with attractive gardens, driveway and garage.

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Bradford 4 miles, Skipton 15 miles, Leeds 14 miles (all distances approximate)

Asking Price: £350,000

- Detached family home
- Three double bedrooms
- Multiple reception rooms
- Lawned gardens and green views
- Ample potential to extend
- Superb cul de sac location
- Good size drive and integral garage



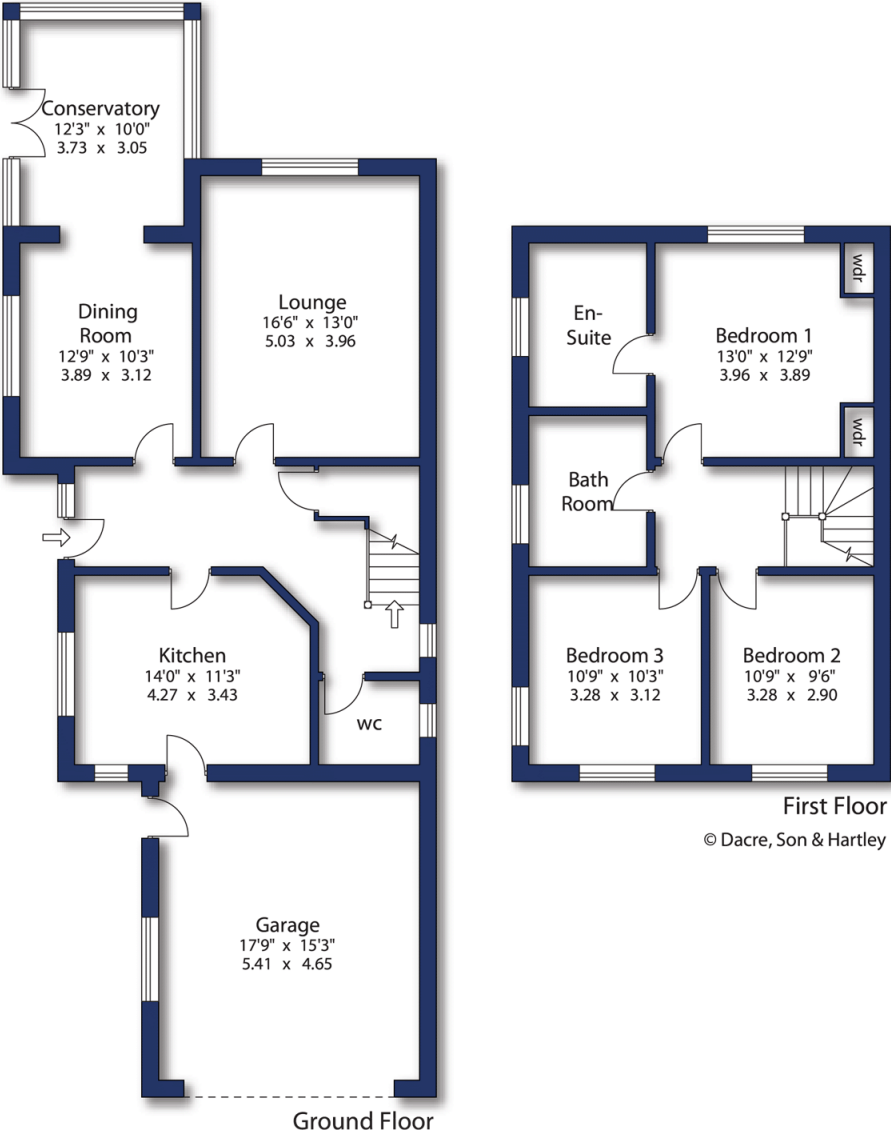
General remarks

A well presented three bedroom detached family home offering good sized quality living accommodation planned over two floors. Situated at the head of a quiet private driveway for just three homes the property is in an ideal cul de sac location. Offering a private and quiet plot with views on to fields beyond an internal inspection is fully recommended to appreciate the size and potential of this fine detached home. The property also offers a would be purchaser the opportunity to extend and modernise subject to the correct permissions giving scope to add further value.

The ground floor accommodation briefly comprises hallway, lounge, breakfast kitchen, dining room open to a conservatory, access to the integral double garage and the cloakroom WC. The first floor landing leads to master bedroom with a large ensuite bathroom, two further double bedrooms and the house bathroom.

Externally the property is complemented by a good sized garage that is approached via a driveway for multiple vehicles. Lawned gardens are to the side and rear of the property with mature trees and shrubs around and further views across farmland.

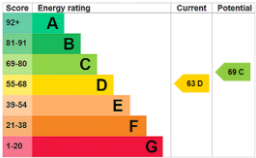
The property is delightfully situated within the popular village of Sandy Lane and nearby Allerton. Sandy Lane and Allerton offer a range of shops and amenities, traditional public houses and well respected primary school. The location is surrounded by scenic countryside and easy access into the towns of Bingley and Shipley both of which benefit from a range of shops and amenities, bars, restaurants and excellent road and rail links to many West and North Yorkshire business centres which include Bradford and Leeds.



 Mortgage Advice Bureau
01274 515 763

 Dacres Surveys
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01943 885 400

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Contact us



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Directions

Between Bingley and Saltaire at Cottingley Bar traffic lights on the main A650 turn up into Cottingley Road and approximately 1/2 a mile turn right into Cottingley Moor Road. After approximately 1 mile as you approach Sandy Lane turn left into Sandymoor. The property will be found on the left hand side at the end of a private cul de sac.

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating is from a gas fired combination boiler.
- Integral garage and ample driveway parking

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 £34.20 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: CSC201250