



18 Cote Meadows, Allerton, Bradford, BD15 8HQ

A beautifully presented three bedroom semi detached home offering attractive living accommodation enjoying gardens and driveway delightfully situated on a prestigious residential development.

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18 Cote Meadows, Allerton, Bradford, West Yorkshire, BD15 8HQ

Bradford 4 miles, Skipton 17 miles, Leeds 20 miles (all distances approximate)

Guide Price: £240,000

- Semi detached property
- Three bedrooms
- Driveway parking
- Lawned rear garden
- Modern throughout
- Prestigious residential development



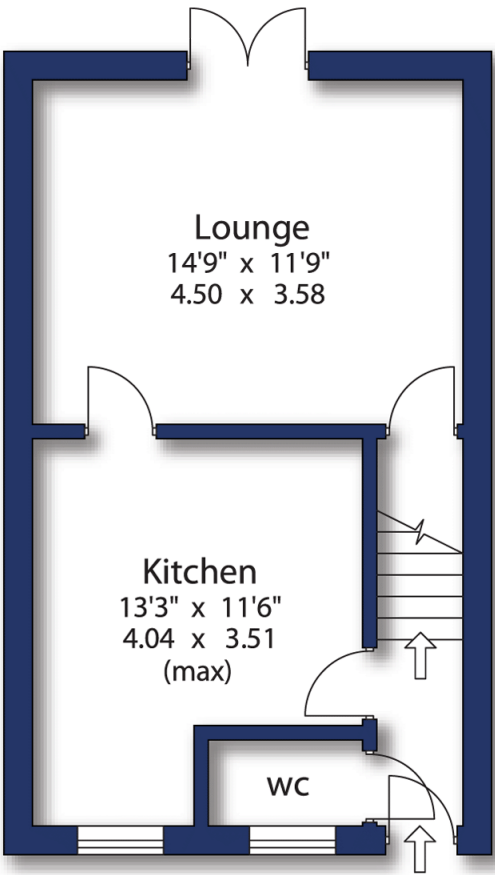
General remarks

Delightfully situated within a prestigious residential development is a superbly presented three bedroom semi detached home offering attractive living accommodation planned over three floors. The property includes quality kitchen, bathroom and en-suite facilities together with gas heating and uPVC double glazing. The house will almost certainly appeal to wide variety of potential buyers and an internal inspection is essential to appreciate this fine home.

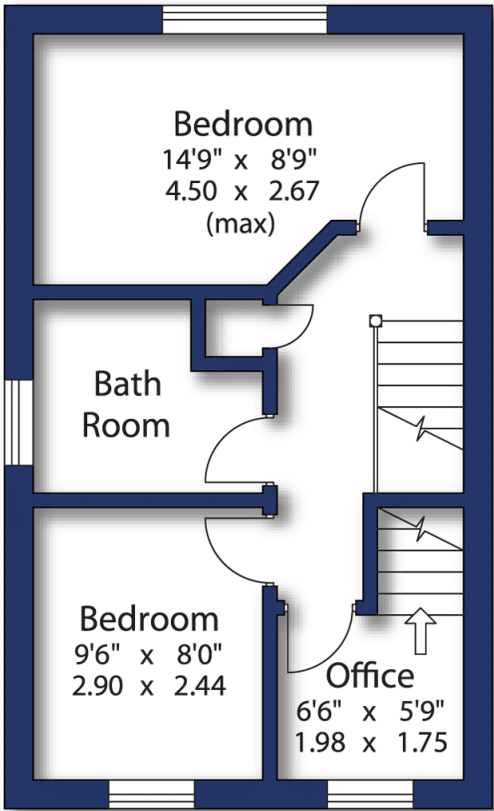
The property briefly comprises entrance hall, cloakroom WC, lounge with french doors to the rear and kitchen diner with range of quality base and wall units with integrated appliances. The first floor landing then provides access to two of the bedrooms, the modern family bathroom and study with stairs rising to the

second floor. The second floor houses the master bedroom with ensuite and fitted wardrobes. Outside the property benefits from a front and rear garden which are mainly laid to lawn. To the front there is a driveway.

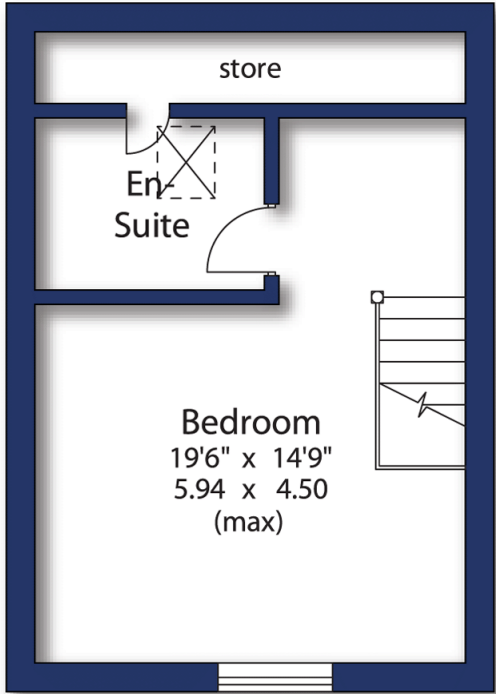
The property is delightfully situated on the prestigious Keepmoat Development midway between Allerton and Thornton both of which are well served by shops, amenities, primary and secondary schools. The location is also considered to be within daily commuting distance of many West and North Yorkshire business centres which include Bradford and Leeds.



Ground Floor



First Floor



Second Floor

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 Dacres Surveys
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Contact us



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Directions

From the village of Sandy Lane at the crossroads proceed straight ahead into Stony Lane. Continue up Stony Lane which runs into Prune Park Lane which runs into Allerton Lane. At the top of the hill turn first right into Cote Lane and then turn right on to Cote Meadows, the property will be on the right.

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

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.

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