



2 Old Apple Tree Lane, Allerton, Bradford, BD15 7EF

Delightfully situated on a private road of just two properties is this six bedroom detached home offering quality family living accommodation situated in an idyllic location on the edge of Allerton village.

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2 Old Apple Tree Lane, Allerton, Bradford, West Yorkshire, BD15 7EF

Bradford 4 miles, Leeds 13 miles, Skipton 16 miles (all distances approximate)

Fixed Price: £450,000

- Detached family home
- Views over the Chellow valley
- Six double bedrooms
- Modernised throughout
- Garage and private drive
- Idyllic location



General remarks

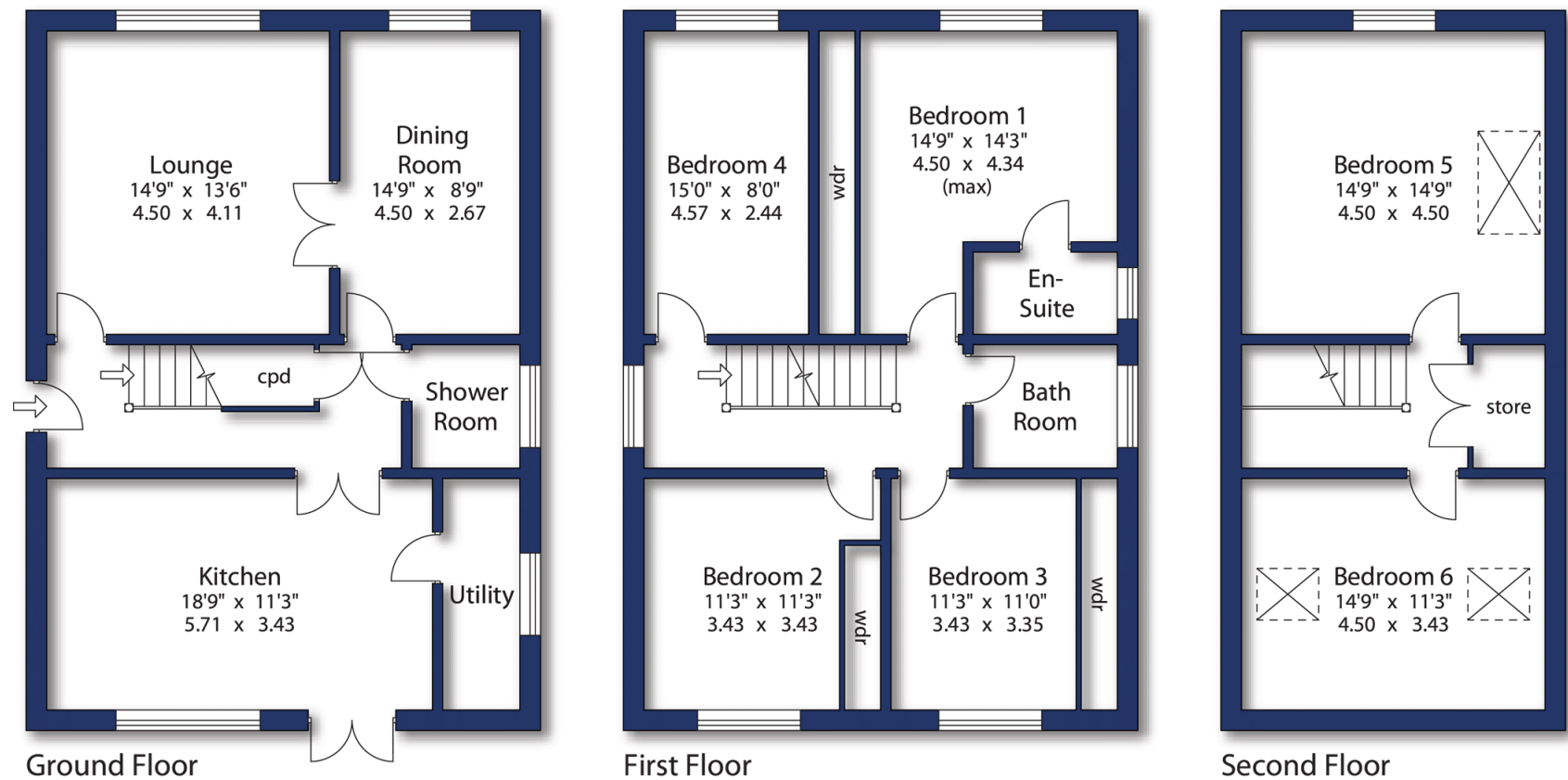
A well presented and modernised six bedroom detached residence offering quality family living accommodation which is planned over three floors. The executive style detached home offers good quality fixtures and fittings throughout and only an internal inspection will reveal the versatility of this fine home. The property enjoys a private lane to the front with parking for multiple vehicles and a detached garage, central heating throughout, UPVC double glazing and recently modernised kitchen. An early viewing is highly recommended as we expect the property to appeal to a wide array of discerning purchasers.

The accommodation briefly comprises reception hallway with under stair storage, good sized lounge with French doors to the dining room, shower room and the modern fitted kitchen with

breakfast bar, French doors to the rear and access to a good sized utility room, all to the ground floor. The first floor houses house master suite with fitted robes and ensuite shower room, three further double bedrooms and the house bathroom. On the third floor are two large bedrooms with eaves storage around, one currently used a further living room and office. Externally the property is approached along a private lane shared with just one other home that leads to driveway with parking for multiple vehicles that leads to the detached garage. At the rear is a good sized patio area with a mature lawn surrounded by beds and shrubs.

The property is delightfully situated within the popular residential location on the edge of Allerton village with Sandy Lane nearby. Sandy Lane and Allerton offer a range of shops and amenities traditional public houses and well respected primary school. The location is

Floorplans



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01943 885 400

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Contact us



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Directions

From Sandy Lane proceed along Prune Park Lane and then follow Allerton Lane in the direction of Bradford. As you go past the recreation ground turn left on to Ivy Lane and then right on to Old Apple Tree Lane.

Local Authority & Council Tax Band

- The City of Bradford Metropolitan District Council,
- Council Tax Band E

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating is from a gas fired combination boiler.
- Drive parking and detached 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.

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