



50 Canford Drive, Allerton, Bradford, BD15 7AU

A well presented three bedroom detached family home offering good size family living accommodation with gardens and garage, delightfully situated within a popular residential location.

77 Bingley Road, Saltaire, Shipley, West
Yorkshire, BD18 4SB

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50 Canford Drive, Allerton, Bradford, West Yorkshire, BD15 7AU

Bradford 4 miles, Skipton 18 miles, Leeds 14 miles (all distances approximate)

Guide Price: £260,000

- Detached residence
- Three bedrooms
- Views across Chellow Dene
- Attractive gardens
- Good size garage
- Popular residential location



General remarks

A well presented three bedroom detached residence offering good quality family living accommodation which is planned over two 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 fine views at the rear and includes gas heating, uPVC double glazing.

The accommodation briefly comprises reception hallway, spacious lounge, kitchen with fitted base and wall units, and a dining room with French doors enjoying views towards the valley of Chellow Dene. Staircase leading to first floor landing, master bedroom, two further bedrooms and house bathroom with separate WC. Outside the property is complemented by well presented gardens, private driveway with parking and a good

sized garage. At the rear a large lawned area, flower beds, mature trees and shrubs all enjoying a fine aspect towards the valley.

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 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
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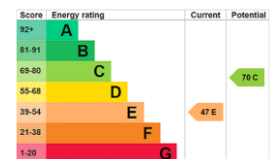
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Contact us



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Directions

From Sandy Lane proceeding along Allerton Road in the direction of Bradford turn left on to Meadowbank Avenue. Turn right on to Canford Road then right again on to Canford Drive. The property is on the left hand side.

Local Authority & Council Tax Band

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

Tenure, Services & Parking

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

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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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