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15 Magnolia Drive, Allerton, Bradford, BD15 9LR

A modern and extended four bedroom detached family home offering excellent living accommodation with garage, drive, extended living room all situated in a prestigious residential location.

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15 Magnolia Drive, Allerton, Bradford, West Yorkshire, BD15 9LR

Bradford 5 miles, Skipton 18 miles, Leeds 13 miles (all distances approximate)

Guide Price: £375,000

- Detached family home
- Four bedrooms
- Extended living room
- Drive to the front and rear garden
- Modernised throughout
- Superb residential village location







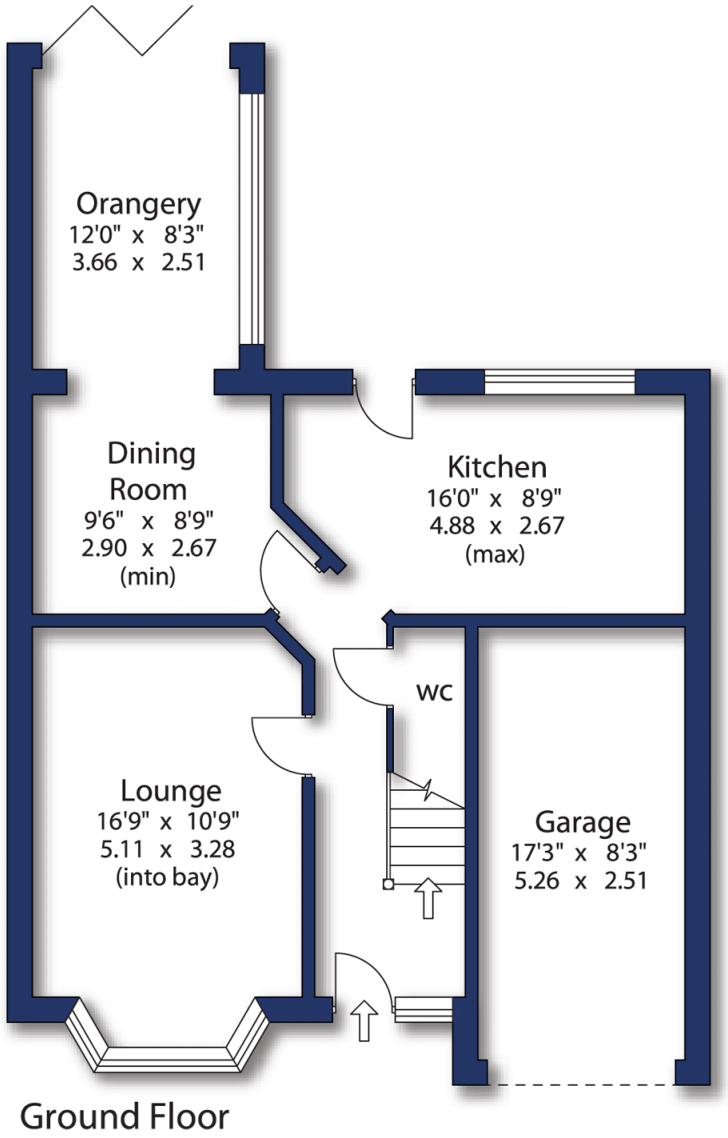
General remarks

A fantastic opportunity to acquire a four bedroom detached home offering good sized quality family living accommodation on a residential cul de sac. The property has been extended to the rear with an open living room and a reconfigured kitchen while the whole property benefits from been modernised internally to a good standard Situated in a quiet housing cul de sac an internal inspection is fully recommended to appreciate the quality and size of this fine detached home.

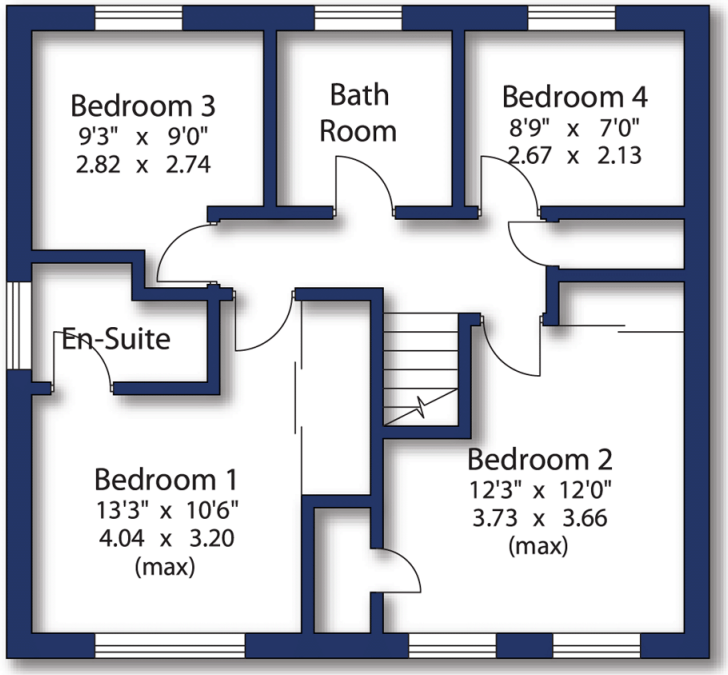
The ground floor accommodation briefly comprises entrance hallway, lounge, modern fitted kitchen, dining room that opens on to the living room with bifold doors to the rear and cloakroom WC. There is also a good sized garage with up and over doors to the front. The first floor landing leads to master bedroom with ensuite shower room, three further bedrooms and the house bathroom. To the rear the property has an exceptional rear garden with stone flagged patios and paths, lawned area, mature flower beds and shrubs around. The property is further complemented by a good size drive for multiple vehicles at the front with mature shrubs around.

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.

Floorplans



Ground Floor



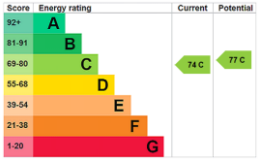
First Floor

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Mortgage Advice Bureau
01274 515 763

Dacres Surveys
Call for a quote
01943 885 400

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Contact us

01274 581794

saltaire@dacres.co.uk

Directions

Between Bingley and Saltaire at Cottingley Bar traffic lights on the main A650 turn up into Cottingley Road and at the roundabout turn right on to Cottingley Moor Road. After approximately 1 mile as you approach Sandy Lane turn right into Acacia Drive, then left on to Hornbeam Close. Turn right on to Magnolia Drive and the property will be at the end on the left.

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.
- Drive and 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 £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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