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2 Magnolia Drive, Allerton, Bradford, BD15 9LR

A well-presented three-bedroom detached home offering spacious accommodation, attractive gardens and off-street parking. Featuring a beautifully maintained rear garden with a garden room, this appealing property provides an excellent opportunity for a range of buyers.

77 Bingley Road, Saltaire, Shipley, West Yorkshire, BD18 4SB
Tel: 01274 581794
dacres.co.uk







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

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

Guide Price: £325,000

- Three bedroom detached property
- Beautifully maintained rear garden
- Garden room & patio seating area
- Off-street parking
- Popular location







General remarks

Situated on the ever-popular Magnolia Drive in Sandy Lane, this attractive detached property offers well-presented accommodation, appealing outdoor space and a practical layout ideal for modern family living.

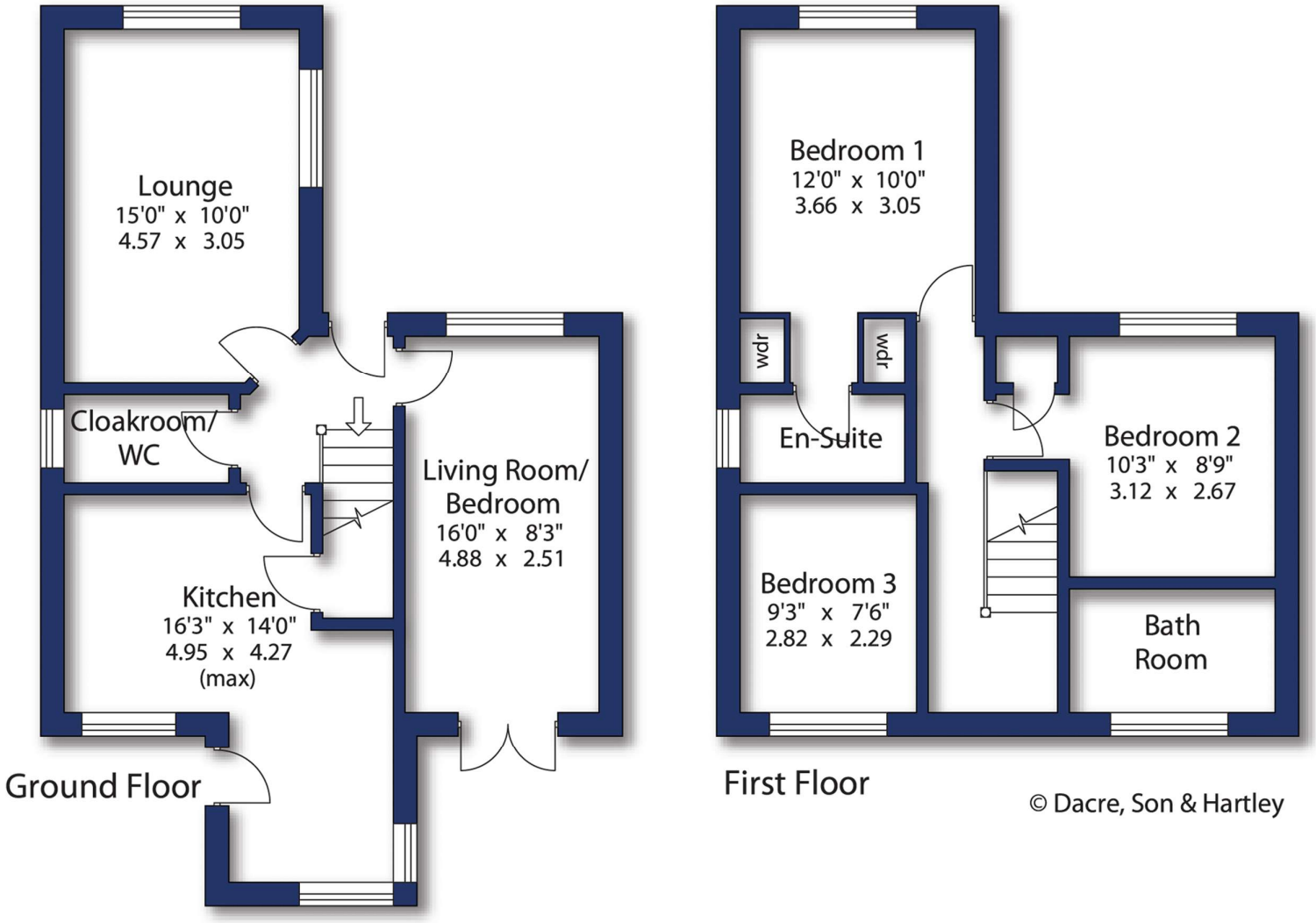
The property is approached via a private driveway providing off-street parking, with an attractive exterior complemented by a neatly maintained front garden. Upon entering, the welcoming hallway provides access to the principal reception rooms, kitchen and staircase to the first floor. The spacious lounge offers a comfortable setting for relaxation, benefiting from generous proportions and plenty of natural light. A further reception room provides valuable additional living space and flexibility for use as a dining room, family room or occasional bedroom, subject to the purchaser's requirements.

The well-proportioned kitchen provides ample space for everyday cooking and dining, with access to the adjoining areas of the home.

To the first floor are three bedrooms, including a well-sized principal bedroom, alongside a modern en-suite shower room and a separate house bathroom. The accommodation is complemented by tasteful presentation throughout.

Externally, the property benefits from a particularly attractive rear garden, thoughtfully landscaped to provide a combination of lawned areas, established planting, paved seating spaces and mature borders. The garden offers an excellent environment for outdoor entertaining and relaxation, with a dedicated seating area and a useful garden room providing additional space for hobbies, working from home or leisure.

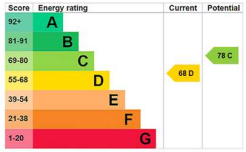
Floorplans



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Dacres Surveys
Call for a quote
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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.

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

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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