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4 Magnolia Drive, Allerton, Bradford, BD15 9LR

A well-proportioned three-bedroom detached home occupying a desirable position in Sandy Lane presents an exciting opportunity to create a home tailored to individual tastes

77 Bingley Road, Saltaire, Shipley, West Yorkshire, BD18 4SB
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dacres.co.uk







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

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

Guide Price: £300,000

- Three bedroom detached property
- Off Street parking
- Attractive gardens
- Scope for modernisation
- Popular residential location







General remarks

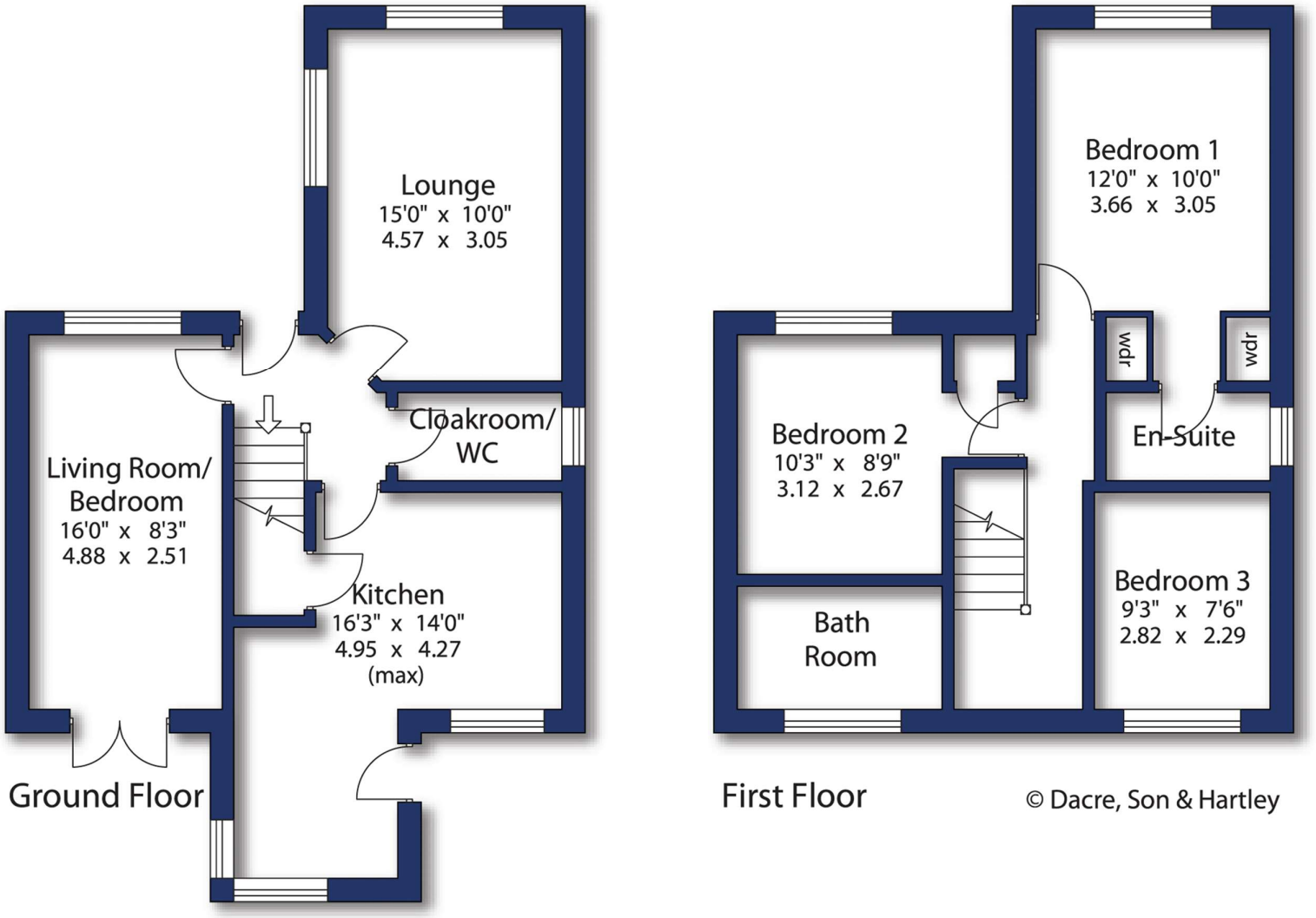
This three-bedroom detached property offers spacious and versatile accommodation, generous outdoor space and excellent potential for those looking to personalise and enhance their next home.
The property is approached via a private driveway providing off-street parking, with an attractive exterior and front garden. Internally, the accommodation offers a practical layout arranged over two floors, with the opportunity for purchasers to introduce their own style and make improvements to suit their individual requirements.

The ground floor features two separate reception rooms, providing flexibility for a variety of uses, whether as a comfortable lounge, dining room, family space or home office. The accommodation is further complemented by a well-proportioned kitchen, offering scope for updating and modernisation where desired.
To the first floor are three bedrooms, including a generous principal bedroom, alongside an en-suite shower room and a separate house bathroom. The arrangement provides a useful balance of bedroom and living accommodation for families, couples or buyers seeking additional space.

Externally, the property benefits from a well-sized rear garden, incorporating lawned areas, established planting and paved sections suitable for outdoor seating and entertaining.

Offering a combination of generous accommodation, a detached layout and a desirable Sandy Lane setting, this property represents an excellent opportunity for buyers seeking a home with potential to improve and add value through modernisation.

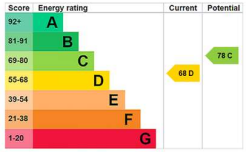
Floorplans



Mortgage Advice Bureau
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Dacres Surveys
Call for a quote
01943 885 400

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Contact us

01274 581794

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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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