



5 Bosworth Close, Allerton, Bradford, BD15 7BT

Delightfully situated within a prestigious residential location is a well presented three bedroom semi detached home. Enjoying good sized gardens to the front and rear with an external office and driveway

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5 Bosworth Close, Allerton, Bradford, West Yorkshire, BD15 7BT

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

Guide Price: £220,000

- Semi detached home
- Three bedrooms
- External annex office
- Landscaped patio garden
- Modern kitchen and bathroom
- Popular location



General remarks

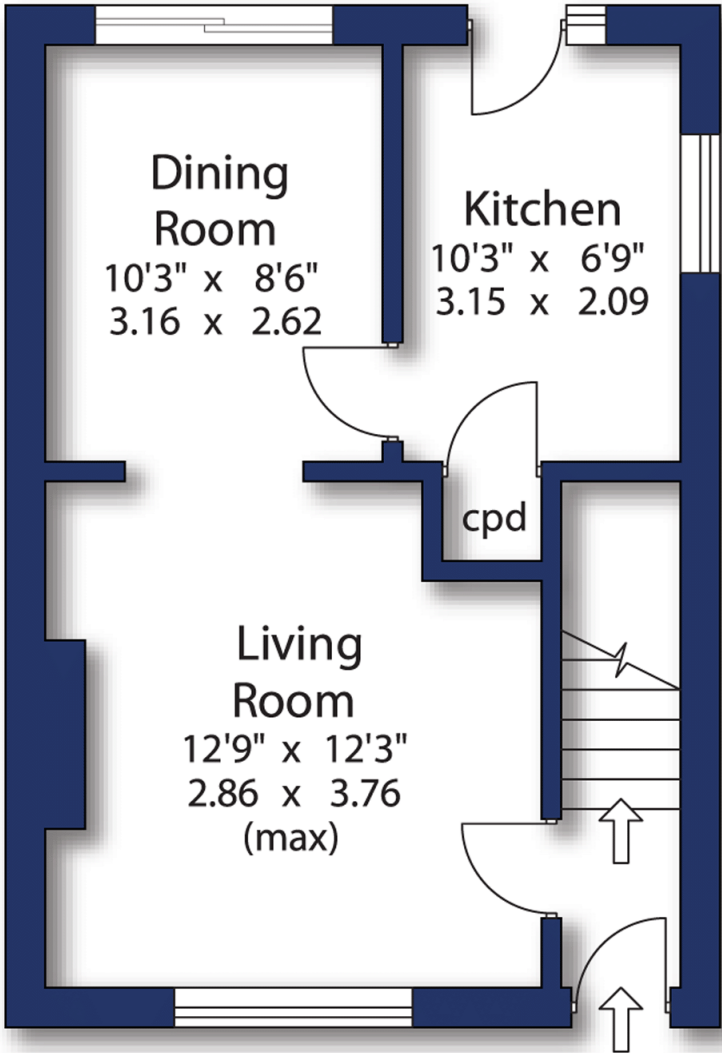
Delightfully situated within a prestigious residential location is a well presented three bedroom semi detached home offering attractive living accommodation planned over two floors. An internal inspection is highly recommended to appreciate this recently refurbished modern family home. The property includes gas heating and UPVC sealed unit double glazing together with attractive gardens to the front and rear along with driveway and external annex.

The accommodation briefly comprises good sized and bright lounge, open on to dining room with patio doors to the rear, and a modern fitted kitchen with pantry cupboard and door to the rear. To the first floor there are three bedrooms, two double, and the modern renovated house

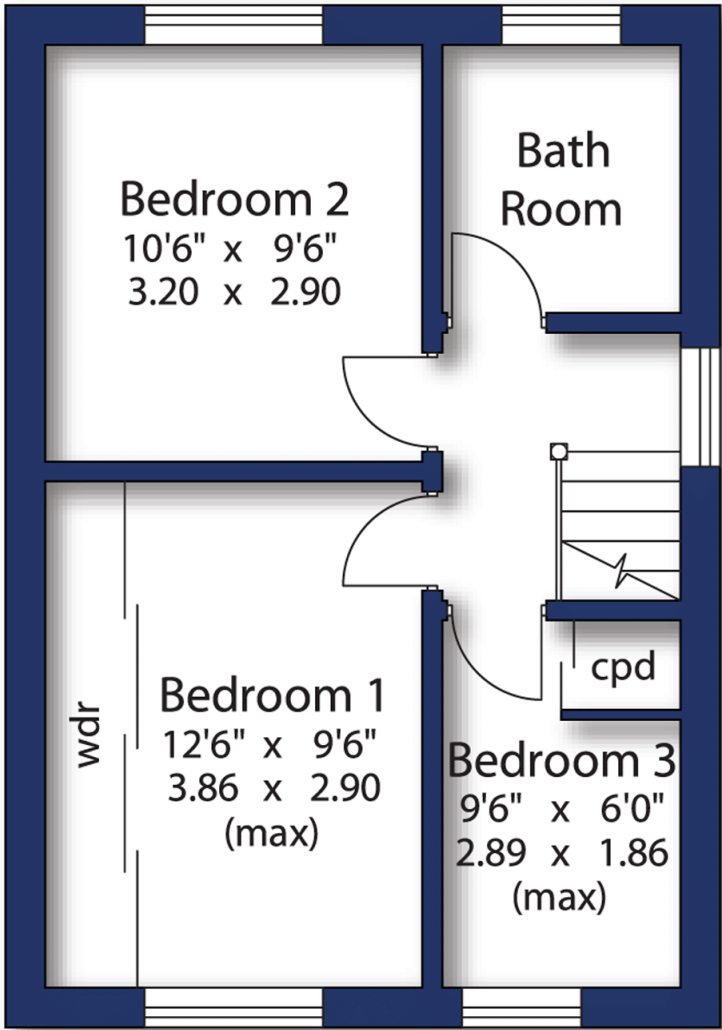
bathroom. Outside the property is complemented to the front by an attractive lawned garden with mature shrubs, and a driveway to the side for multiple vehicles. At the rear is a good sized, low maintenance private garden that is paved throughout with modern entertaining space. There is an external annex room at the rear of the home in use as an office.

The property is delightfully situated within a popular residential location with local shops and amenities nearby. Bradford city centre is approximately four miles distant with its range of shops, amenities, recreational areas and well regarded primary and secondary schools. The location also benefits from excellent road links to other West and North Yorkshire business centres.

Floorplans



Ground Floor

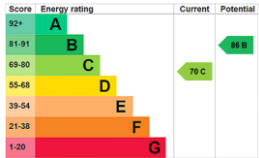


First Floor © Dacre, Son & Hartley

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Contact us



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Directions

From the centre of Allerton village proceed up the hill on Allerton Road. Turn right on to Meadowbank Avenue and then right on to Canford Road. Turn left on to Bosworth Close and the property will be on the left hand side.

Local Authority & Council Tax Band

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

Tenure, Services & Parking

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

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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