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2 Downside Crescent, Allerton, Bradford, BD15 7LE

A well presented three bedroom semi detached home offering attractive living accommodation enjoying gardens and driveway delightfully situated in a popular residential area.

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2 Downside Crescent, Allerton, Bradford, West Yorkshire, BD15 7LE

Bradford 4 miles, Skipton 17 miles, Leeds 20 miles (all distances approximate)

Guide Price: £200,000

- Three bedroom semi detached home
- Well proportioned living space
- Modern standard internally
- Gardens to front and rear
- Private parking







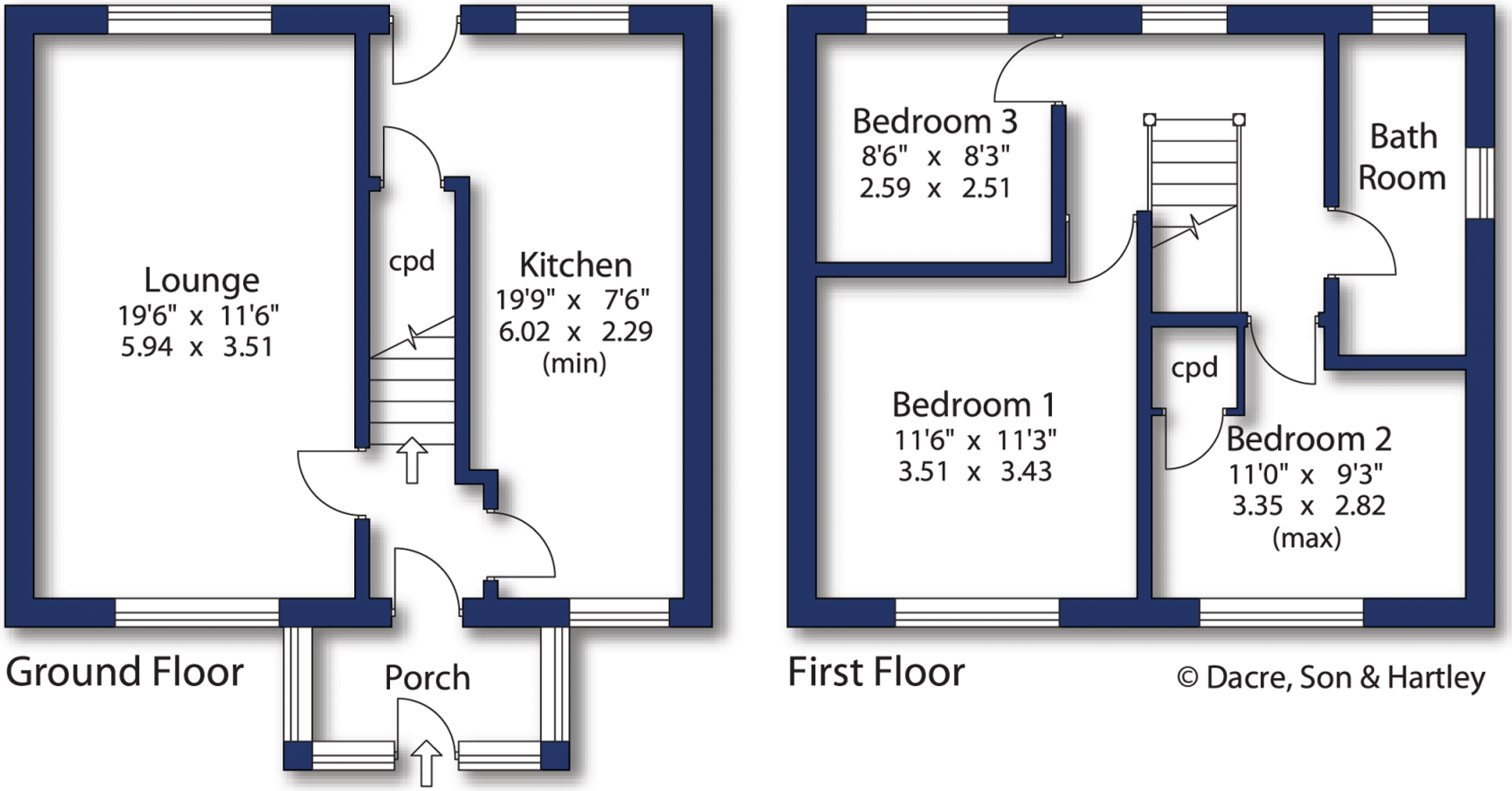
General remarks

Delightfully situated within a well sought after residential area is a modern and well presented three bedroom semi detached home offering attractive living accommodation. The property includes quality kitchen and bathroom facilities together with gas heating and uPVC double glazing. The house will almost certainly appeal to wide variety of potential buyers and an internal inspection is essential to appreciate this fine home.

The property briefly comprises entrance hall, lounge and kitchen diner with range of base and wall units as well as useful storage cupboard. The first floor landing then provides access to three bedrooms, two double and one good size single, and the modern house bathroom. Outside the property benefits from a front and rear garden, front laid to lawn and low maintenance paving to the rear. At the front there is a private raised driveway.

The property is delightfully close to both Allerton and Thornton both of which are well served by shops, amenities, primary and secondary schools. The location is also considered to be within daily commuting distance of many West and North Yorkshire business centres which include Bradford and Leeds.

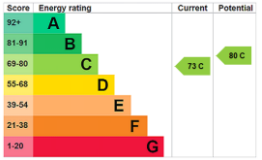
Floorplans



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

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Contact us

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saltaire@dacres.co.uk

Directions

From Dacre, Son & Hartley Saltaire Office proceed straight ahead on Bingley Road and continue towards Bingley. On reaching the traffic lights at Cottingley Bar on the main A650 turn left into Cottingley Road. Proceed straight ahead at the two mini roundabouts. Take a right turn into Cottingley Moor Road continuing into the village of Sandy Lane and at the crossroads proceed straight ahead into Stony Lane which runs into Allerton Lane. Turn right onto Hill Top Lane then left on to Downside Crescent and the property will be on the right.

Local Authority & Council Tax Band

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

Tenure, Services & Parking

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