



Guide Price £200,000

- Semi detached home
- Three bedrooms
- Quality Kitchen and Bathroom
- Lawned gardens
- Private driveway

6 Cote Meadows, Allerton, Bradford, BD15 8HQ

A well presented three bedroom semi-detached property with modern fittings, kitchen/diner and ensuite master bedroom. Situated in a sought after area of Allerton close to amenities and public transport links.

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Bradford 3 miles, Skipton 17 miles, Leeds 18 miles (all distances approximate)

General remarks

Delightfully situated on the edge of the popular village of Allerton is a well presented three bedroom semi detached home offering

good quality living accommodation planned over two floors. The property offers any would-be purchaser a modern ready to occupy family home and will almost certainly attract significant interest. The property includes good sized gardens, a private driveway and benefits from gas fired central heating and sealed unit double glazing.

The property in brief comprises entrance hall with stairs rising to the first floor, open plan kitchen dining, cloakroom WC and lounge with french doors leading to the garden. The first floor landing provides access to the master bedroom with ensuite shower room, a second double bedroom, a single bedroom and the house bathroom with modern fittings. Externally the property

has a lawned garden with mature shrubs to the front and a driveway for multiple vehicles to the side. At the rear is a private lawned garden.

The property is delightfully situated on the prestigious Keepmoat Development midway between 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.

Directions

From the village of Sandy Lane and at the crossroads proceed straight ahead into Stony Lane. Continue up Stony Lane which runs into Prune Park Lane which runs into Allerton Lane. At the top of the hill turn first right into Cote Lane and then right on to Cote Meadows. The property will be on the immediate right.

Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council
- Council Tax Band 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 side

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 £26.10 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.

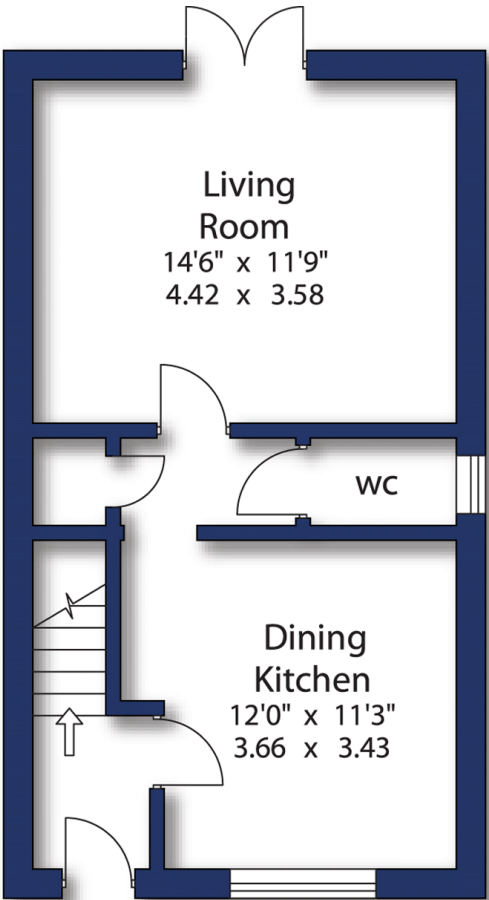
Referral fees

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.

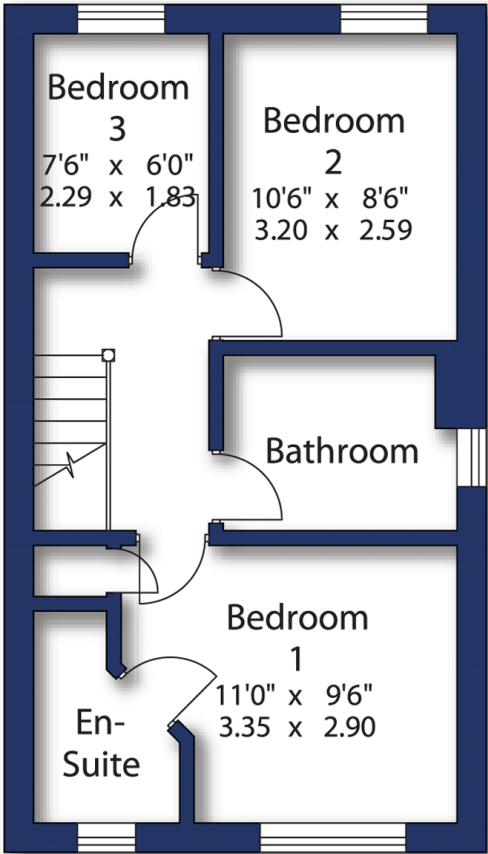
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Floorplans



Ground Floor



First Floor

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