



# NEAR COMPLETION!



**Park Hill Drive, Allerton, Bradford, BD8 0DF**

• Good Sized Family Home • Two Receptions • Three Bedrooms •

*EPC: D*

**Asking Price £179,500**



## Directions

From our office head up Thornton Road. Turn right at Four Lane Ends traffic lights on to Allerton Road. Continue on through the small double mini roundabouts and head up Allerton Road. At the next Mini roundabout keep on Allerton Road and take the first left on to Rhodesway. Take the first turning on the right on to Park Hill Drive. The property can be found on the left.

## Description

Dinsdales are pleased to offer for sale this good sized Semi Detached property in Allerton, BD8. Briefly comprising of an entrance hall, kitchen, two reception rooms, three good sized bedrooms and a bathroom with a separate toilet. This property has the potential to create Dorma windows and extra bedrooms (subject to the relevant planning consent). Having a good sized driveway, single garage and gardens to the front and rear. In need of some modernisation and having double glazing and central heating. Situated, in our opinion, in a great family location as it is close to schools, supermarkets and Ladyhill Park. Energy Rating D.

## Information for Potential Buyers

As a buyer you will need to take into consideration that Stamp Duty maybe payable by you on any property purchase. If unsure please call our office for further details.

## Hallway

An aluminium front door and a side window, a radiator, a heating thermostat and coat hooks.

## Reception 15' 3" x 12' 0" (4.652m x 3.660m)

A double glazed bay window, a shaped radiator, two alcoves and a tiled fire surround with an electric fire.

## Second Reception 11' 11" x 10' 5" (3.624m x 3.187m)

A rear facing second reception room with two double glazed windows and a single door. A radiator, two alcoves, a feature marble effect fire surround and hearth and a gas fire. Sliding doors leading to the main reception and the kitchen.

## Kitchen 11' 6" x 7' 4" (3.497m x 2.229m)

An aluminium double glazed window and side door. A radiator and a pantry with a double glazed window, shelving and the gas & electric meters/fuse board. A Range of white wall and base units with feature glass wall unit and a complimentary work surface. A stainless steel sink with a mixer tap, an inset stainless steel gas hob and electric oven. Part tiled walls and linoleum style flooring.

## First Floor Landing

A double glazed window and the loft hatch.

## Toilet 4' 5" x 3' 9" (1.340m x 1.150m)

A double glazed window, a white low flush toilet, an air vent, part tiled walls and linoleum style flooring.

## Bedroom One 15' 1" x 10' 3" (4.602m x 3.130m)

A good sized front facing bedroom with a double glazed bay window, a radiator, two alcoves and a fitted wall unit.

## Bedroom Two 11' 11" x 10' 6" (3.638m x 3.189m)

A rear facing double bedroom with a double glazed window, a radiator and a fitted wardrobe with slatted doors.

## Bedroom Three 9' 3" x 7' 5" (2.809m x 2.259m)

A good sized front facing third bedroom with a double glazed window, a radiator and a small stairs hub.

## Bathroom 7' 1" x 5' 7" (2.152m x 1.695m)

A double glazed window, a towel radiator, a hand basin and a bath with an over bath electric shower, shower curtain and rail. A built in airing cupboard housing the Worcester combination boiler. Part tiled walls, an electric wall heater and light with a shaver point.

## Garage

A detached single garage with a window, aluminium roof panels and a set of front double doors.

## Externally

To the side there is a flagged gated driveway with parking for several vehicles. To the rear is a lawned garden with a patio area. To the front is a lawned garden with a shrubbery boarder

## Utilities & Services

Gas, Electric, Water and Drainage. According to their websites both Sky & Virgin media are available in that area.

## Local Authority

Bradford Council Tax Band C £1580.06 Approx for 2021/2022. Green bin collection is fortnightly on a Tuesday.

## Free Market Appraisal

If you are considering selling or letting your property we offer a no obligation market appraisal and would be pleased to discuss your individual requirements. For further information please call a member of our Dinsdales Team 01274 498855.

## Mortgage & Insurance

Dinsdales Estates Sales, Lettings and Property Management are keen to stress the importance of seeking independent mortgage advice. This can be arranged through a panel of experienced advisers. Dinsdales can introduce this service and could receive a referral fee from CS Mortgage Solutions.

## Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered by Client Money Protection through Propertymark and are members of The Property Ombudsman and Safe Agent.

**www.dinsdalesestates.co.uk**

**Dinsdales Estates**

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