



SORRY I'M SOLD!



The Oval, Allerton, Bradford, BD8 0AU

• Substantial Semi Detached • Three Bedrooms • Three Receptions •

EPC: C

Asking Price £179,50



Directions

From our office head up Thornton Road and turn right at Four Lane Ends traffic lights on to Allerton Road. Continue on Allerton Road through the twin mini roundabouts. The Oval can be seen on the left.

Description

Dinsdales are pleased to offer this substantial family home in Allerton Bradford, BD8. Set over three floors the property has three bedrooms a bathroom and toilet to the first floor, three receptions to the ground floor and a large open plan kitchen diner, utility room and two walk in store cupboards to the lower ground. There is ample parking for several vehicles and a single detached garage to the side. The rear garden is part lawned and part flagged patios with a gate leading to the shared green and with the use of the oval area to the front. In our opinion, this property is ideally situated close to main bus routes and is close to schools and major supermarkets. EPC: C

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.

Entrance Hallway

A Upvc composite door to a small internal hall. The hallway has an alarm panel (not tested) a radiator and stairs to the first floor. A walk in cloak room with a double glazed window and coat hooks.

Ground Floor Reception One 12' 3" x 13' 2" (3.725m x 4.021m)

A rear facing reception room with a double glazed window, radiator, two alcoves, decorative ceiling coving, a marble effect fire place and an electric fire.

Lower Ground Dining Kitchen/ Reception 23' 2" x 11' 10" (7.063m x 3.604m)

A light and airy good sized dining kitchen with a set of Upvc sliding patio doors. A range of wall and base units in light grey with a black marble effect work surface and a black sink with a mixer tap. A four burner Hotpoint gas hob and Cda waist height black glass and stainless steel double oven. A breakfast bar, plumbing for a dish washer, part tiled walls and a tiled floor. A strip light, ceiling spot lights and a radiator.

Ground Floor Second Reception/ Bedroom Four 12' 3" x 11' 6" (3.728m x 3.501m)

A good sized front facing room with a double glazed bay window, decorative ceiling coving, a radiator, two alcoves and two wall lights.

Lower Ground Utility Room 10' 0" x 7' 2" (3.052m x 2.196m)

A Upvc rear door and double glazed window, a tiled floor and plumbing for a washing machine. A Sabre combination boiler, a wall unit and part tiled walls.

Lower Ground Hallway

Stairs leading down from the ground floor with a radiator and smoke detector. A walk in meter Cupboard with a double glazed window.

Lower Ground Store Cupboard 7' 4" x 6' 9" (2.240m x 2.070m)

A useful walk in store cupboard, which could be a good sized pantry, having shelving, a concrete floor and a light.

Ground Floor Cloakroom or Study 7' 2" x 7' 2" (2.184m x 2.187m)

A side Upvc composite door and a double glazed window. Stairs leading down to the lower ground living area and hallway.

First Floor Landing

A double glazed window, loft hatch, smoke detector and an over stairs cupboard.

Toilet 4' 2" x 2' 8" (1.276m x 0.807m)

A double glazed window, a modern white low flush toilet and an air vent.

Bathroom 7' 1" x 5' 2" (2.153m x 1.586m)

A double glazed window, a radiator, a cream bath and hand basin with an over bath shower with a shower curtain and rail. A built in storage unit and fully tiled walls.

Loft

A good sized insulated loft with Dorma potential (subject to the relevant consent).

Bedroom One 12' 3" x 12' 1" (3.735m x 3.695m)

A spacious rear facing bedroom with a double glazed window, a radiator and two alcoves.

Bedroom Two 10' 10" x 12' 2" (3.309m x 3.710m)

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

Bedroom Three 7' 2" x 8' 11" (2.184m x 2.713m)

A good sized front facing third bedroom with a double glazed window and radiator.

Externally

The front of the property has an open aspect with two off road parking bays. There is a drive to the side leading to a detached garage with an up and over door. To the rear is a tiered, gated enclosed garden with a lawn and two flagged patio areas. This property has the added benefit of the use of the Green to the rear and The Oval to the front.

Utilities & Services

Gas (Prepayment meter) Electric, Water (not metered) and Drainage. This property has a BT connection and according to their websites both Sky & Virgin media are available.

Local Authority

Bradford Council Tax Band C £1580.06 Approx for 2021/2022. Green bin collection 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 Advice & 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

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