



# **UNDER OFFER!**



**Hill Top Lane, Allerton, Bradford, BD15 7EX**

• Semi Detached • Three Bedrooms • Driveway & Gardens •

*EPC: D*

Offers in the Excess £129,983

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PROTECTED

 **The Property  
Ombudsman**

## Directions

From our office head up Thornton Road and turn right on to Allerton Road at Four Lane Ends traffic lights. At the roundabout take the 1st exit and stay on Allerton Rd. Turn left onto Hill Top Lane. the property can be found on the left.

## Description

DINSDALES ESTATES PRESENTS THIS SPACIOUS THREE BEDROOM SEMI IN ALLERTON. Ready to move straight in or if you need more space a loft conversion can be an option subject to the relevant planning consent. We would recommend this property to a family looking to make a long term home their own.

## 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

A Upvc door, alarm, smoke detector, heating thermostat and stairs to the first floor.

## Lounge 19' 11" x 11' 3" (6.070m x 3.441m)

A sliding patio and double glazed window. A radiator and a stone and slate fire surround with a living flame gas fire. Two wall lights and television. phone sockets.

## Kitchen Diner 19' 11" x 11' 2" (6.060m x 3.411m)

An L shaped kitchen diner, a Upvc door and two double glazed windows. An under stairs walk in store. A Worcester combination boiler and a range of Oak wall, base and galley return units. Work tops with matching splash backs and a black sink with a mixer tap. A built in extractor fan, plumbing for a freestanding gas oven and washing machine. Laminate flooring and led ceiling strip lights.

## Landing 9' 2" x 9' 0" (2.795m x 2.743m)

A spacious landing with a smoke detector, loft hatch, double glazed window and a radiator.

## Bathroom 7' 3" x 4' 11" (2.214m x 1.496m)

A double glazed window, radiator, fully tiled walls with built in mirror and lino look flooring. A Champagne colour hand basin and bath with an over bath shower and bi folding glass screen.

## Separate Toilet 5' 1" x 2523' 0" (1.541m x 0769m)

A Champagne colour toilet, double glazed window and lino look flooring.

## Bedroom One 13' 9" x 11' 2" (4.185m x 3.410m)

A front facing good sized double bedroom with a double glazed window, radiator, and built in robes and vanity unit.

## Bedroom Two 11' 3" x 11' 2" (3.436m x 3.407m)

A front facing bedroom with a double glazed window, radiator and built in store.

## Bedroom Three 8' 10" x 8' 4" (2.700m x 2.541m)

A rear facing good sized third bedroom with a double glazed window.

## Externally

A set of wrought iron double gates opening on to a concrete drive at the front of the property. Tiered low maintenance flagged and gravel front and rear gardens with a raised decked area in front of the rear patio doors. A useful garden hut for storage.

## Utilities & Services

Gas, Electric, Water and Drainage. According to their websites Sky, Virgin Media and BT are available in this area. According to their website there's good mobile coverage for Vodafone.

## Local Authority

Bradford Council Tax Band A £1185.05 Approx for 2021/2022. Green/Grey 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 Dinsdale Team.

## Mortgage & Insurance

Dinsdale 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. Dinsdale Estates can introduce this service and could receive a referral fee from a recommended mortgage company.

## 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. Upon request we can provide you with an electronic copy of the Property Information Questionnaire (if available). We are covered by Client Money Protection through Propertymark and are members of The Property Ombudsman and Safe Agent.

**[www.dinsdalesestates.co.uk](http://www.dinsdalesestates.co.uk)**

**Dinsdale Estates**

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