



Property Location



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

Manscombe Road, Allerton

£275,000

11 Manscombe Road
Bradford
BD15 7AQ

Key features:

- Three Bedroom
- Detached
- Extended
- Large Garage
- Two Drives
- Popular Location
- Council Tax Band - D
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Why you'll like it

Spacious three bedroom detached family home situated a short walk from Allerton Road and all the local shops, amenities and transport links this has to offer. Ideal for families looking to settle in the area.

Briefly comprising: Welcoming entrance hall with porch. Lounge to the front with large bay window allowing ample natural light to fill the room, complete with centrepiece gas fireplace with stone surround. Double sliding doors lead through to the dining room with direct access to the kitchen. Passing through the dining room will take you into the magnificent rear extension which is open plan and incorporates a well fitted kitchen as well as a living dining area. Sliding patio doors give a full view of the rear garden and there is also direct access to both the garage and utility room and the downstairs WC. The first floor consists: Main double bedroom with ample space for bedroom furniture. Second double bedroom with fitted wardrobes. Single bedroom which could double as a home office / study and house bathroom with three piece suite and electric shower over bath.

The outside benefits from: Front lawn, two drives, a two car garage and enclosed rear garden with well manicured lawn, planter surround, dropped flagged walkway and pond.

Although in need of modernisation, viewing is essential to appreciate the

potential this property has to create a forever family home.

LOUNGE 11' 2" x 15' 5" (3.41m x 4.70m)

DINING ROOM 10' 5" x 9' 5" (3.18m x 2.88m)

KITCHEN/DINER 20' 1" x 12' 1" (6.13m x 3.69m)

UTILITY ROOM 8' 4" x 9' 7" (2.56m x 2.93m)

WC 4' 1" x 5' 4" (1.26m x 1.65m)

BEDROOM 10' 6" x 12' 4" (3.21m x 3.76m)

BEDROOM 11' 2" x 12' 7" (3.41m x 3.84m)

BEDROOM 8' 5" x 8' 5" (2.57m x 2.58m)

BATHROOM 5' 5" x 6' 11" (1.66m x 2.13m)

