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**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.

## Burnsdale, Allerton, BD15

Offers Over £230,000 Freehold

Three Bedroom Town House

EPC Rating: C

**Martin & Co Saltaire**  
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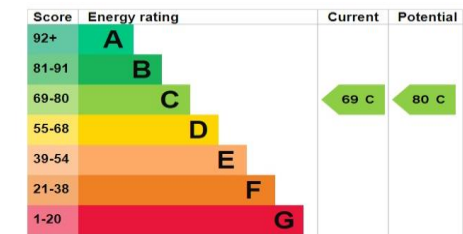
**Burnsdale**

**Allerton**

**BD15**

**Key features:**

- NO CHAIN
- Three Bedroom Family Home
- Double Garage
- Enclosed Rear Garden
- Over Three Floors
- Drive For Multiple Cars
- Desirable Location
- Planning Application Pending For Single Storey Rear Extension & Downstairs WC
- Overlooking Chellow Dean Woods



Why you'll like it

We are pleased to market this recently renovated three bedroom detached town house situated in a quiet cul de sac on the edge of Chellow Dean woods and in catchment area of well regarded schools. Split over three floors, this property provides ample space for the whole family.

Planning Application Pending For Single Storey Rear Extension and further downstairs WC to be installed - Application Reference 25/03532/CLP

Briefly comprising: Entrance hall with original stone flooring and under stair storage. Utility room which could double as a home office and double garage with additional storage space. The first floor houses the main living area with open plan lounge diner benefitting from duel windows providing a light and airy space for the whole family. Modern fitted kitchen with wall and base units and pantry storage. The second floor consists: Master bedroom with built in wardrobes. two further bedroom one being a double and one being a single and house bathroom with three piece suite and shower over bath.

The outside benefits from a drive for multiple cars and enclosed split level rear garden perfect for alfresco dining on sunny summer evenings.



The location of the property is particularly advantageous. Situated with easy access to public transport links, it offers convenience for daily commuting. Additionally, it's within close proximity to local schools making it a great choice for families with school-age children. The nearby parks provide perfect spots for outdoor activities and leisure, whilst the local amenities ensure all your daily necessities are within reach.

Viewing is highly recommended to appreciate the condition of this house as well as the tranquil setting it occupies.

UTILITY 7' 4" x 12' 9" (2.24m x 3.90m)

GARAGE 10' 7" x 19' 3" (3.24m x 5.87m)

LOUNGE/DINER 25' 3" x 8' 7" (7.71m x 2.63m)

KITCHEN 10' 3" x 6' 10" (3.14m x 2.09m)

MASTER BEDROOM 8' 9" x 13' 7" (2.67m x 4.16m)

BEDROOM 2 9' 4" x 8' 5" (2.85m x 2.57m)

BEDROOM 3 6' 5" x 9' 7" (1.96m x 2.94m)

BATHROOM 5' 4" x 6' 10" (1.63m x 2.10m)

