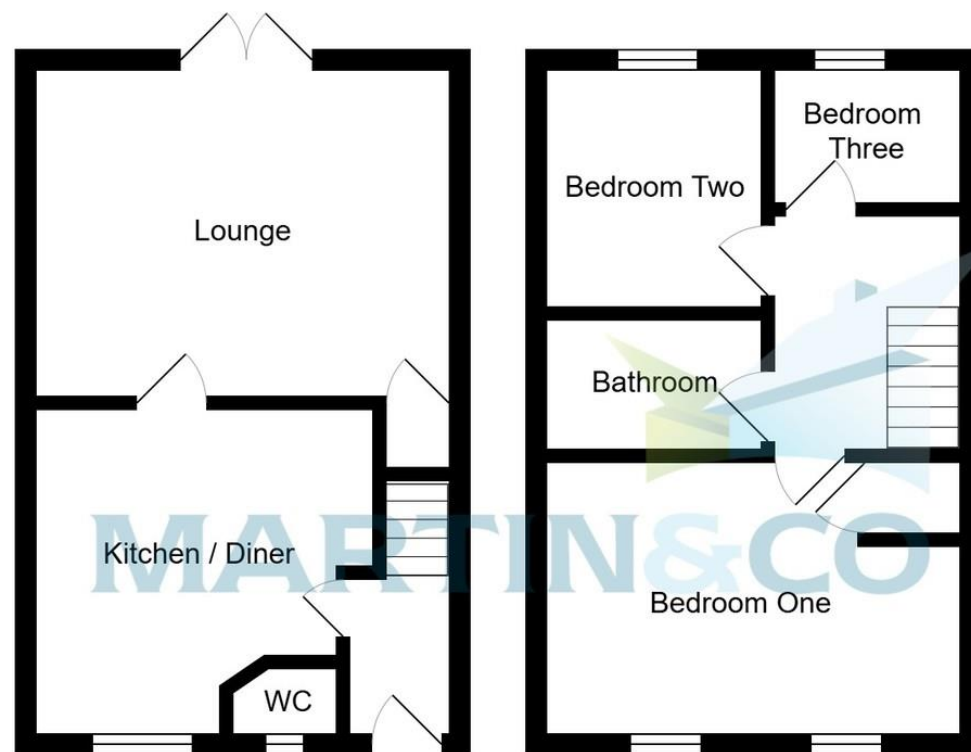




Property



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.

Dean House Gate, Allerton, BD15

£240,000 Three Bedroom Semi-Detached

Freehold

EPC Rating: B

Martin & Co Saltaire
34-36 Bingley Road • Shipley • BD18 4RU
T: 01274589132 • E: saaltire@martinco.com

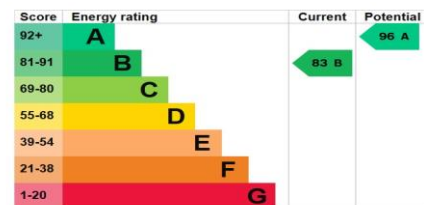
01274589132
<http://www.martinco.com>



Dean House Gate Allerton BD15

Key features:

- Three Bedroom Semi-Detached
- NO CHAIN
- Ample Double Driveway Parking
- Garden To Rear
- Separate WC
- NEVER LIVED IN FAMILY HOME
- Perfect Family Home
- Cul-De-Sac Location



Why you'll like it

Presenting to the market this immaculate, never-lived-in semi-detached house, perfectly tailored for first-time buyers and families seeking a comfortable and contemporary home in a highly sought-after location, with excellent public transport links for ease of commuting.

This beautifully appointed property features a welcoming reception room with direct access to a private rear garden, creating an ideal space for relaxation and entertaining. The reception room is further enhanced by a practical storage cupboard, ensuring clutter-free living. The modern kitchen is bathed in natural light, featuring built-in pantries, integrated appliances, and ample dining space, making it perfect for family meals and gatherings.

Upstairs, you will find three well-proportioned bedrooms. The principal and second bedrooms are generously sized doubles, with the main bedroom benefiting from a useful storage cupboard. The third bedroom offers single accommodation, ideal as a child's room or nursery. The contemporary bathroom is fitted to a high standard and boasts a shower over the bath, while the convenience of a downstairs WC enhances everyday living.

Throughout the property, new appliances have been installed, providing both peace of mind and the latest in home efficiency. Added advantages include a double driveway, which provides ample off-road parking. The private rear garden is a true highlight, offering an excellent setting for outdoor enjoyment.

This outstanding home represents an opportunity not to be missed, combining pristine interiors, thoughtful details, and a prime location-arrange your viewing today to avoid disappointment.

HALL

KITCHEN/DINER 13' 7" x 11' 5" (4.15m x 3.5m)

LOUNGE 14' 9" x 11' 9" (4.5m x 3.6m)

WC

BEDROOM ONE 14' 7" x 9' 8" (4.45m x 2.95m)

BEDROOM TWO 9' 8" x 8' 2" (2.95m x 2.5m)

BEDROOM THREE 6' 4" x 5' 4" (1.95m x 1.65m)

BATHROOM 8' 2" x 5' 4" (2.5m x 1.65m)

