



9 Grange Terrace, Allerton, Bradford, BD15 7SE

£795 Per Calendar Month

- TWO BEDROOM THROUGH BY LIGHT TERRACE
- ENTRANCE PORCH & LOUNGE
- BASEMENT CELLAR TO LOWER GROUND FLOOR
- BATHROOM
- AVAILABLE NOW
- CONVENIENT & QUIET LOCATION
- CONTEMPORARY FITTED KITCHEN
- TWO BEDROOMS
- FRONT YARD / PATIO AREA
- EPC -D / COUNCIL TAX BAND - A

9 Grange Terrace, Bradford BD15 7SE

A Well Presented Two Bedroom Terrace newly decorated throughout & ideally situated in a quiet cul-de-sac. Close to local schools, shops, and amenities with good transport links to Bradford & surrounding areas. The property comprises of an Entrance Vestibule, Lounge, Modern Kitchen, Cellar, Two Bedrooms & Bathroom with an Enclosed Yard to the front. EPC - D / Council Tax Band - A. Available Now



Council Tax Band: A



Ground Floor

Entrance Vestibule

Leading in from a uPVC door to front, ideal for storing coats and shoes giving access to the living room.

Living Room

14'01 x 15'02

A substantial living room, naturally lit via a large double glazed window to front also comprising a gas fire (NOT IN USE) with mantle over, gas central heating radiator and access in to an inner hall leading to the kitchen and stairs to the first floor.

Kitchen

10'11 x 8'00

A modern fully fitted kitchen with a range of wall and base units with work surfaces over, an integral electric oven with gas hob and extractor fan over, space and plumbing for a washing machine and fridge freezer, a sink and drainer, a double glazed window to rear and access to the basement cellar.

Lower Ground Floor

Basement Cellar

14'01 x 16'08

A large basement cellar providing ample space for storage with power and lighting.

First Floor

Landing

Naturally lit via a skylight, with a loft hatch and access to all rooms to the first floor.

Bedroom One

8'06 x 14'05

A double bedroom to the front elevation with a built in wardrobe, gas central heating and double glazed window to front.

Bedroom Two

5'03 x 11'04

A second bedroom to the front elevation with a built in wardrobe, gas central heating radiator and gas central heating radiator.

Bathroom

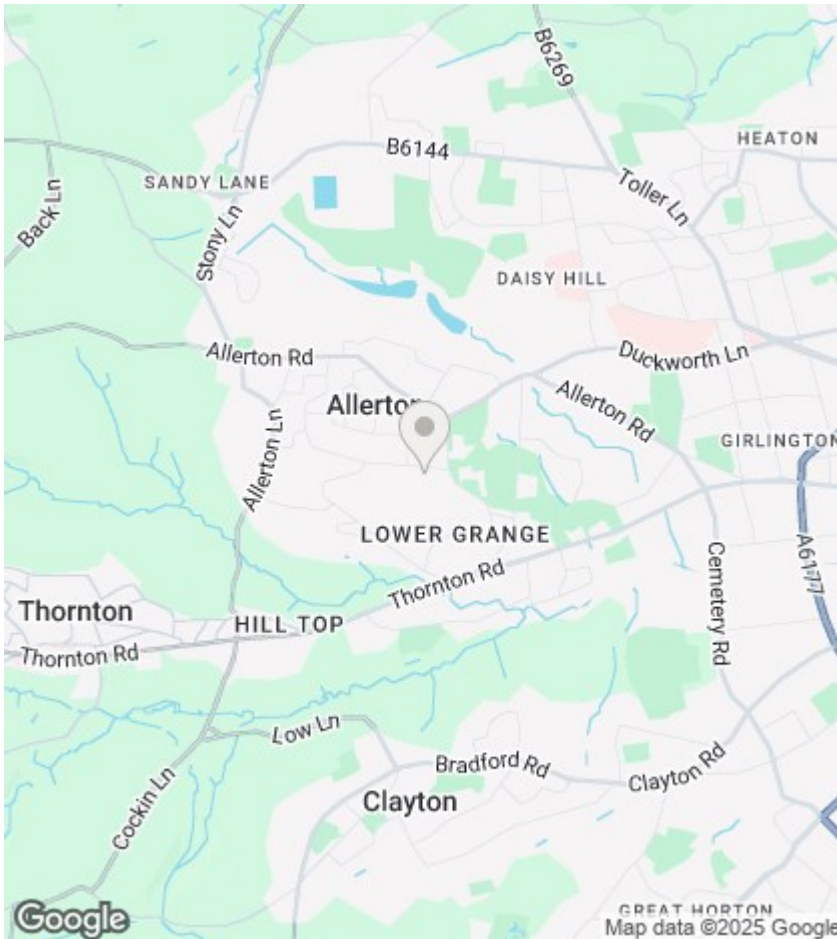
A larger than average bathroom with a white

three piece suite consisting of a bath with shower over, w/c, wash hand basin also comprising gas central heating and a double glazed window to rear.

External

The property benefits from an enclosed, low maintenance yard to the front.





Directions

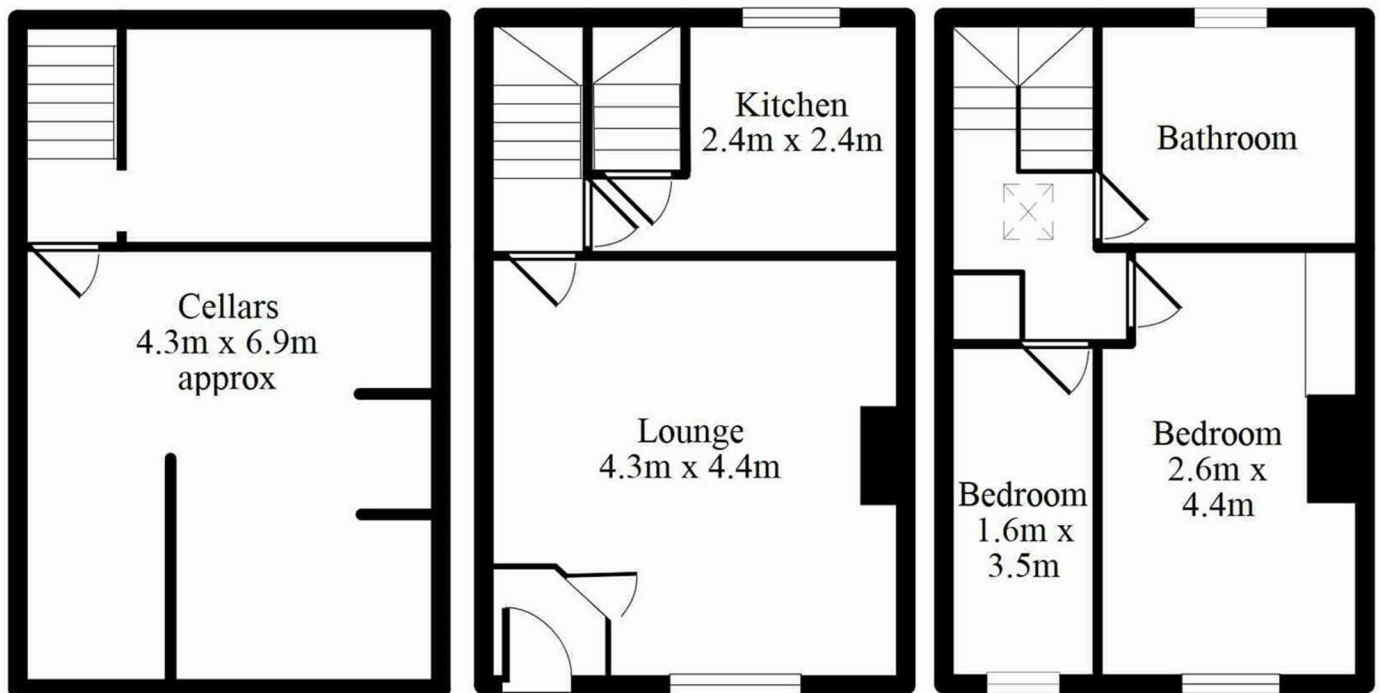
Viewings

Viewings by arrangement only.
Call 01274884040 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		62
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Every attempt has been made to ensure this floor plan is accurate, however their accuracy is not guaranteed. The floorplan is for illustrative purposes and should be used in that context. GFPMs 2024