



## 51 Allerton View, Thornton, Bradford, BD13 3AG

£330,000

- MODERN FOUR BEDROOM DETACHED
- GROUND FLOOR WC & UTILITY
- SUPERB OPEN VIEWS TO THE REAR
- SINGLE GARAGE
- SOLAR PANELS WITH BATTERY STORAGE
- TWO RECEPTION ROOMS
- SUN ROOM EXTENSION
- OFF-ROAD PARKING
- MASTER WITH ENSUITE
- 'B' RATED ENERGY CERTIFICATE

# 51 Allerton View, Bradford BD13 3AG

**\*\* MODERN FOUR BEDROOM DETACHED \*\* EXTENDED TO THE REAR \*\* OPEN RURAL VIEWS \*\* WELL PRESENTED THROUGHOUT \*\*** This impressive four bedroom detached property sits in a cul-de-sac position and enjoys an open aspect to the rear across open fields and a stunning sun room extension that allows for great entertaining space. Well presented throughout and briefly comprising of: Entrance Hall, Lounge, Dining-Kitchen, WC, Utility Room , Sun Room extension, four first floor Bedrooms, naster with Ensuite and a family Bathroom. Further benefitting from off-road parking, EV charge point and solar panels with battery storage. Arrange you viewing without delay on 01274 884040.



Council Tax Band:



### **Entrance Hall**

Stairs lead off to the first floor, central heating radiator and a door to the lounge.

### **Lounge**

15'9 x 11'2

Window to the front elevation, central heating radiator and a door to:

### **Dining Kitchen**

18'4 x 10'3

Fitted with a range of base and wall units with laminate working surfaces over that incorporates a breakfast bar. Integrated electric oven, electric hob and extractor, plus plumbing for a dishwasher. Central heating radiator, window to the rear, opening to the extension and a door to:

### **Utility Room**

7'1 x 5'2

External door to the side elevation. Plumbing for a washing machine, space for a tumble dryer and a door to a ground floor WC.

### **WC**

Low flush WC, washbasin, central heating radiator and a window to the rear elevation.

### **Sun Room Extension**

18'1 x 9'3

An impressive living space with two roof windows and French doors leading out to the rear garden. Modern vertical radiator.

### **First Floor**

Landing area with an airing cupboard, access to the loft space and access to the bedrooms and bathroom.

### **Bedroom One**

11'7 x 10'7

Window to the front elevation, fitted wardrobes, central heating radiator and a door to an en-suite shower room.

### **En-suite**

Comprising of a shower cubicle, washbasin and a low flush WC,. Window to the side elevation.

### **Bedroom Two**

11'10 x 9'1

Window to the front elevation and a central heating radiator.

### **Bedroom Three**

10'1 x 8'9

Window to the rear elevation and a central heating radiator.

### **Bedroom Four**

9'5 x 7'8

Window to the rear elevation and a central heating radiator.

### **Bathroom**

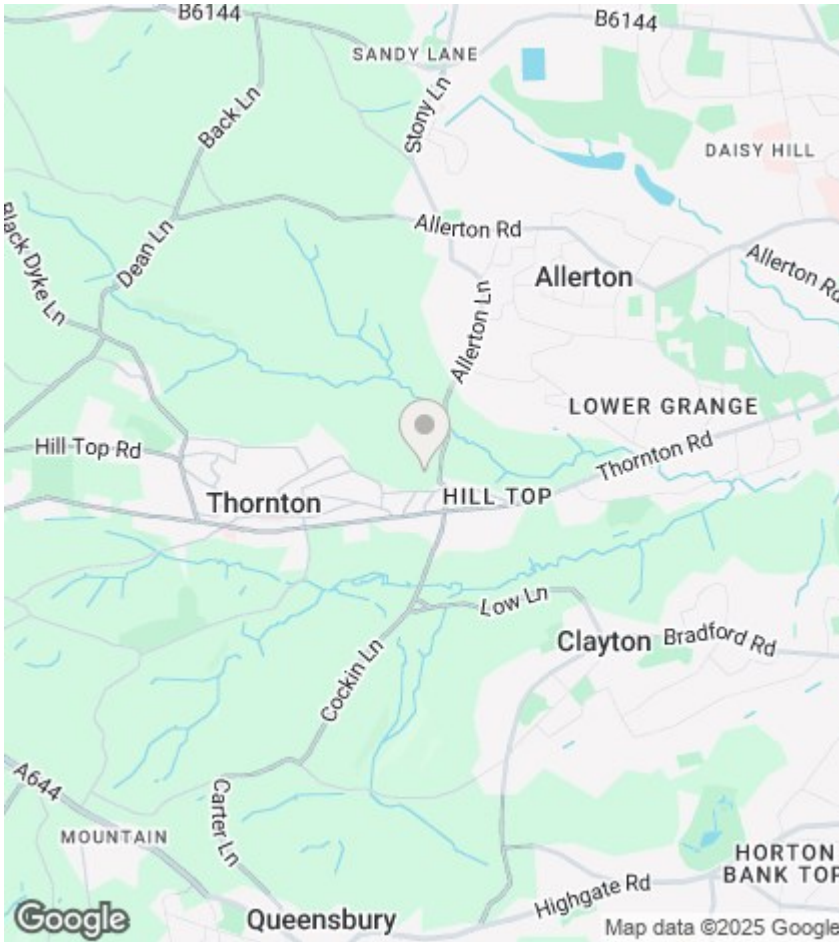
Comprising of a panelled bath with a rainfall shower over, pedestal washbasin and a low flush WC. Window to the rear elevation.

### **External**

To the front of the property is an open plan driveway with parking for two cars, an EV charge point and access to the garage. To the rear is an enclosed garden with a paved patio seating area, lawn, hedging and open views. The property has solar panels that are owned outright and are included in the sale. Single garage with 'up and over' door, power and light.







## Directions

## Viewings

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

## EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	86
(69-80) C			
(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	

