



93 Saffron Drive, Allerton, Bradford, BD15 7NQ

Asking Price £199,950

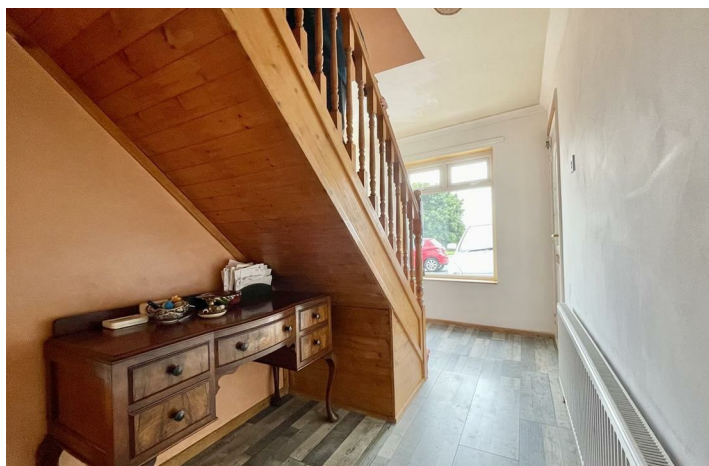
- FOUR BEDROOM SEMI-DETACHED
- DRIVEWAY FOR SEVERAL CARS
- EX-LOCAL AUTHORITY PROPERTY
- UPVC DOUBLE GLAZING
- WELL PRESENTED
- OPEN ASPECT TO THE FRONT
- GARDENS TO THREE SIDES
- GAS CENTRAL HEATING
- SHED / WORKSHOP
- POPULAR LOCATION

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**** DECEPTIVELY SPACIOUS FOUR BEDROOM SEMI-DETACHED ** LARGE GARDEN & DRIVEWAY ** WELL PRESENTED ** GAS CH & UPVC DG **** Bronte Estates are pleased to offer for sale this spacious ex-local authority property in Allerton. Enjoying an open aspect to the front and gardens to three sides, along with a utility room, ground floor WC and a substantial, insulated garden shed, currently used as a workshop. Off-road parking to the front for 3-4 cars with potential to create further parking if required. Due to the good-sized gardens, the property could lend itself to an extension, subject to securing the required planning permissions. Briefly comprising of: Entrance Hall, Lounge, Dining Kitchen, WC and a Utility/Store Room. To there first floor are four bedrooms and a family bathroom, plus access to the loft. A superb property that we feel will attract a lot of interest.



Council Tax Band: A



Entrance Hall

14'0 x 7'1

A good-sized hallway with stairs off to the first floor, central heating radiator and doors to the kitchen and lounge.

Lounge

18'10 x 10'11

Windows to both the front and rear elevations, stripped pine floor and a pebble style gas fire with a brushed steel trim. Two central heating radiators.

Dining Kitchen

15'11 x 10'3

A modern fitted kitchen, comprising of a good range of base and wall units, laminated working surfaces and tiled splash-backs. Stainless steel sink and drainer, gas cooker point and plumbing for a washing machine. There are windows to both the front and side elevations and ample space for a dining table.

Rear Hall

A small hallway with doors to the rear garden, kitchen, utility/store and a ground floor WC.

Utility / Store

8'7 x 5'11

Solid wood floor and a window to the rear elevation.

WC

A handy ground floor WC with a window to the rear elevation.

First Floor

Landing area with access to the loft space and doors off to all bedrooms and the bathroom.

Bedroom One

13'3 x 9'9

Two windows to the front elevation and a central heating radiator.

Bedroom Two

11'1 x 9'9

Two windows to the front elevation and a central heating radiator.

Bedroom Three

10'4 x 8'10

Window to the rear elevation and a central heating radiator.

Bedroom Four

8'10 x 8'1

Window to the rear elevation and a central heating radiator.

Bathroom

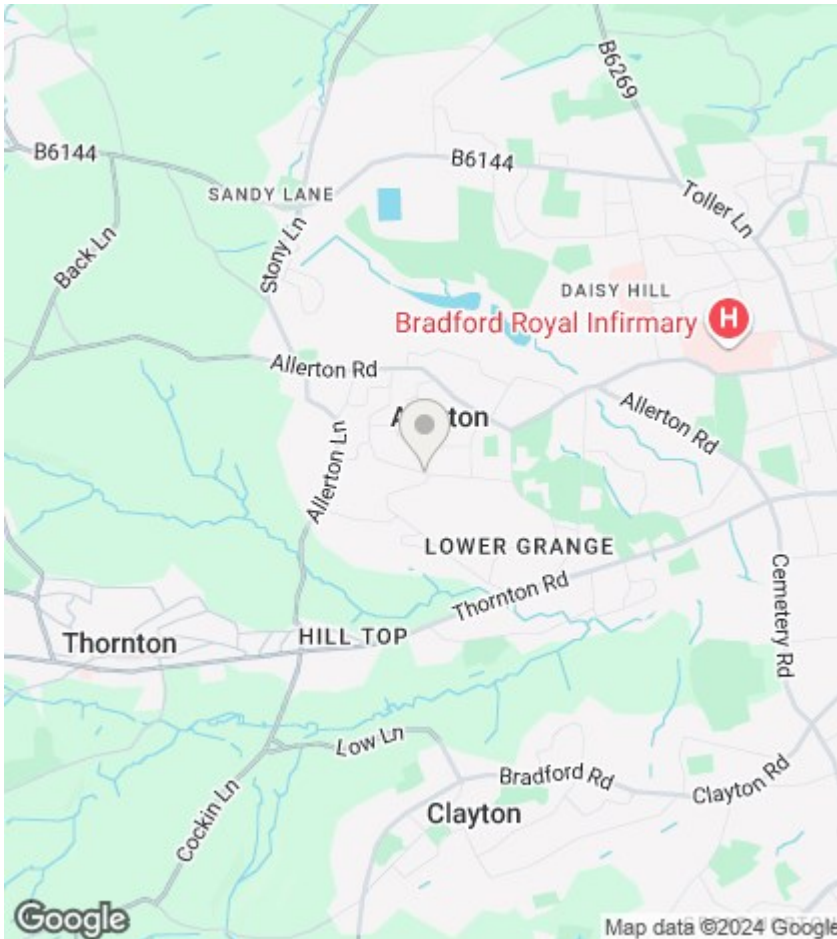
A fully tiled bathroom, comprising of a panelled bath with an electric shower over, pedestal washbasin and WC. Airing cupboard and a window to the rear elevation.

External

To the front of the property is a block-paved driveway with parking for three to four cars. A gate leads to the side of the property where a large lawned area can be found, flower beds, mature shrubs and a high hedge offering a good degree of privacy. To the rear is a patio garden with a paved patio, block paving, raised flower beds and a metal store shed. There is also a good sized workshop with windows and a secure door, power, light and insulated walls.







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		
(81-91) B		81
(69-80) C	68	
(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	

