bronte estates

24 Wallingford Mount, Allerton, Bradford, BD15 7TN

Offers Over £175,000

- THREE BEDROOM SEMI DETACHED
- FITTED DINING-KITCHEN
- EV CHARGE POINT
- 'READY TO MOVE IN'
- AN IDEAL FAMILY HOME
- LARGE LOUNGE
- SECURE GATED PARKING
- ENCLOSED REAR GARDEN
- POPULAR LOCATION
- EARLY VIEWING ADVISED

11 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PE
01274884040
queensbury@bronteestates.co.uk
www.bronteestates.co.uk

24 Wallingford Mount, Bradford BD15 7TN

** THREE BEDROOM SEMI DETACHED ** EX-LOCAL AUTHORITY ** GATED DRIVEWAY ** EV CHARGE POINT ** MODERN FITTED KITCHEN ** GAS CENTRAL HEATING & UPVC DOUBLE GLAZING ** Bronte Estates are pleased to offer for sale this well presented family home in the Allerton area of Bradford. To the ground floor is a hallway, a large 19' lounge, 17' dining kitchen, three good-sized bedrooms and family bathroom with separate WC. Enclosed garden to the rear and private parking to the front. Early viewing is advised.

3 1 1 C

Council Tax Band: A

Entrance Hall
Stairs lead off to the first floor, laminate flooring and doors to the kitchen and lounge.

Lounge
19'9 x 11'2
A spacious reception room with sliding patio doors leading to the rear garden, laminate flooring, window to the front elevation and a wall mounted electric fire. Central heating radiator.

Kitchen-Diner
17'9 x 11'2 max
A modern fully fitted kitchen with a range of base and wall units, laminated work surfaces and subway style tiling. Integrated electric oven, four ring gas hob with extractor over and plumbing for a washing machine. Laminate flooring, black composite sink and drainer, windows to the side and rear elevation plus a door to the rear garden. There is designated space for a a dining table and chairs, plus a boiler cupboard and two further storage cupboards. Central heating radiator.

First Floor
Landing area with a window to the rear elevation and doors off to all bedrooms and bathroom. Laminate flooring and a hatch to the loft space.

Bedroom One
11'3 x 11'2
Window to the front elevation and a central heating radiator.

Bedroom Two
11'3 x 9'5
Window to the front elevation, storage cupboard, laminate flooring and a central heating radiator.

Bedroom Three
8'3 x 8'3
Window to the rear elevation and a central heating radiator.

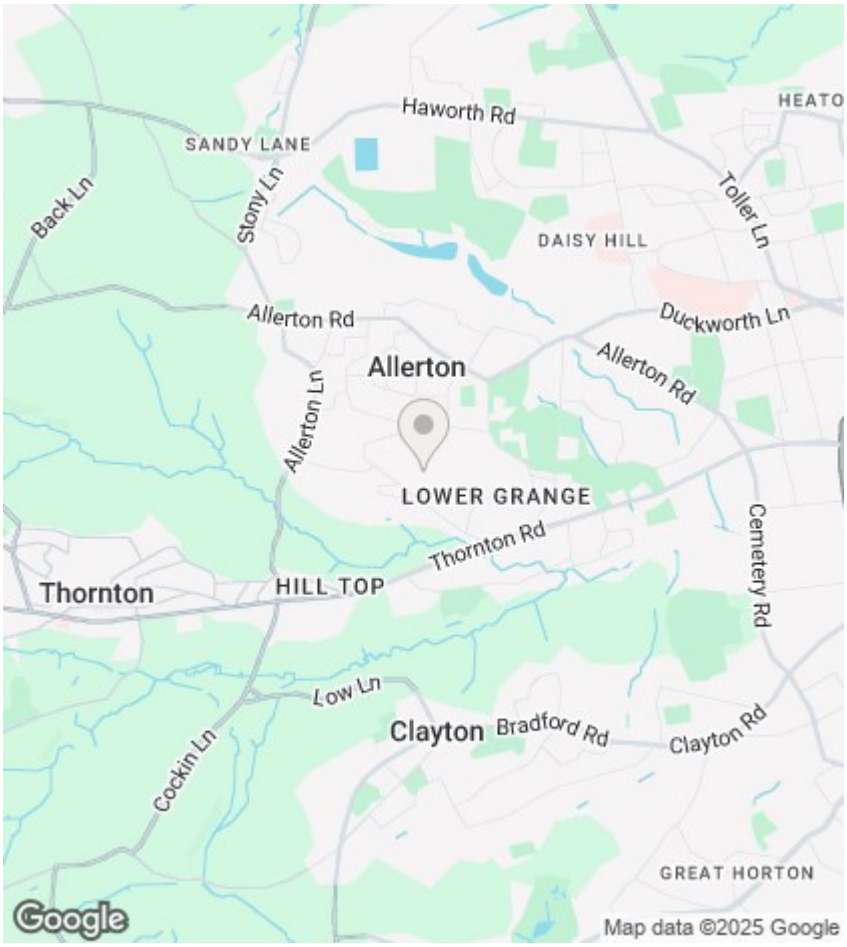
Bathroom
A fully tiled bathroom comprising of a corner bath, corner shower cubicle with a mains powered shower and a pedestal washbasin. Window to the side elevation.

WC
Low flush WC, fully tiled walls and a window to the rear elevation.

External
To the front of the property are large secure gates and access to the driveway, plus a low maintenance gravel area and an EV charge point. A further gate at the side of the house leads to the rear. The rear garden consists of a paved patio, a large garden shed and a raised lawn with enclosed fence boundary.

EPC and Floor Plan to follow

Premium Conveyancing
The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.
The legal pack includes
• Evidence of title
• Standard searches (regulated local authority, water & drainage & environmental)
• Protocol forms and answers to standard conveyancing enquiries
The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion. We will also require any purchasers to sign a buyer's agreement.



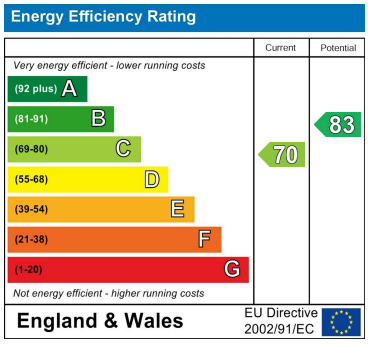
Directions

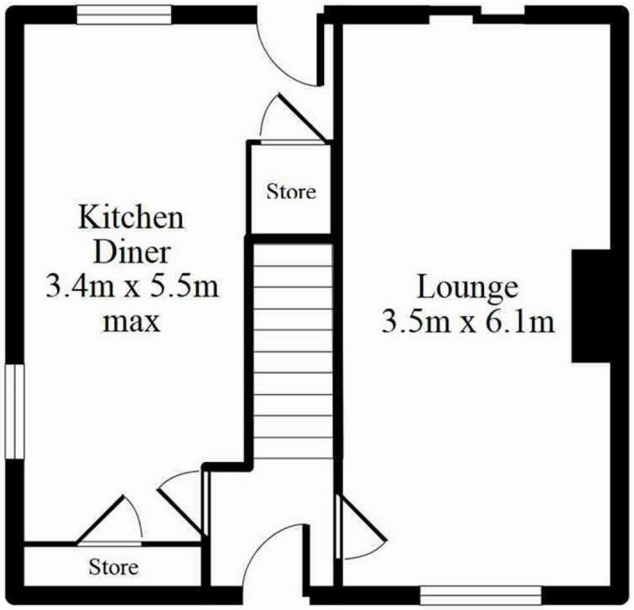
Viewings

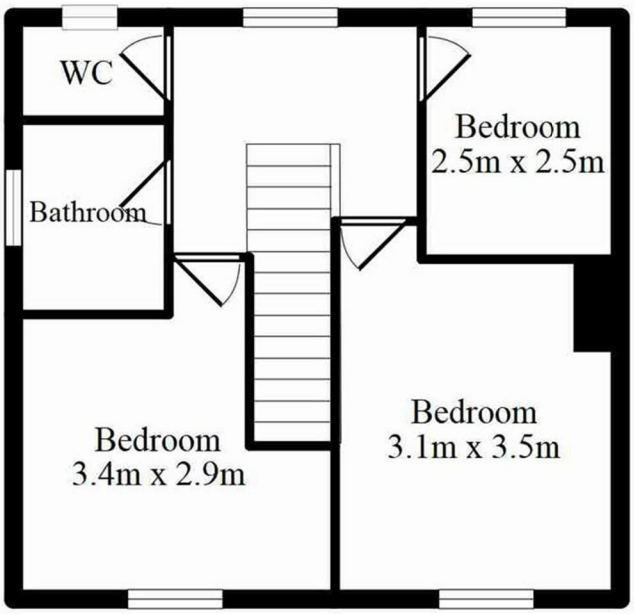
Viewings by arrangement only.
Call 01274884040 to make an appointment.

EPC Rating:

C







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 2025

11 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PE
01274884040
queensbury@bronteestates.co.uk
www.bronteestates.co.uk