



88 Beck Bridge Lane

Allerton, Bradford, BD15 8HE

Offers In Excess Of £155,000



FORMER SHOW HOME, AN IMMACULATELY PRESENTED, TWO DOUBLE BEDROOM SEMI DETACHED PROPERTY !

BEING SOLD WITH FURNITURE & FITMENTS THROUGHOUT, CALL TODAY TO BOOK YOUR VIEWING.

Lease is for a term of 999 years from the 1st April 2016 at an annual ground rent of £150 pa subject to review



GROUND FLOOR

Entrance Hall

Having stairs which rise to the first floor landing.

Dining Kitchen

A spacious well presented dining kitchen comprising a range of wall and base units, worktop surface over which incorporates the sink unit with mixer tap and tiled splashbacks. Integrated appliances include the oven, hob and extractor unit, fridge freezer and washing machine. There is tiling to the floor, radiator and front facing double glazed window.

Lounge

To the rear of the property and overlooking the rear garden via the French Style doors, this well presented lounge has tv aerial point, radiator and under stairs storage.

Downstairs WC

A two piece suite comprising WC and wash hand basin, radiator and part tiling.

FIRST FLOOR

Bedroom One

A double bedroom having a double glazed window and radiator.

Bedroom Two

A further double bedroom having a front facing double glazed window, radiator and storage cupboard.

Bathroom

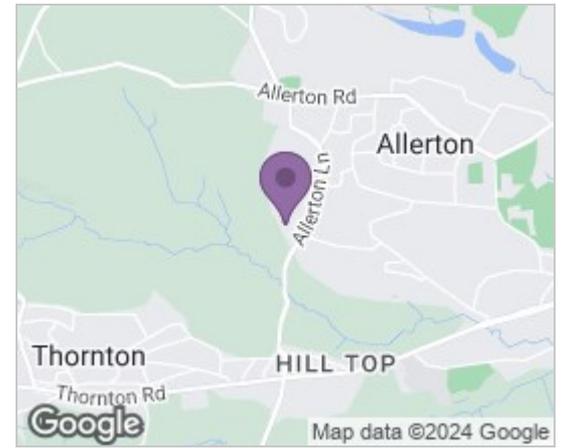
A three piece suite comprising bath with shower over, WC and wash hand basin. Part tiling to the walls, tiled flooring, heated ladder rail and double glazed window with obscure glazing.

OUTSIDE

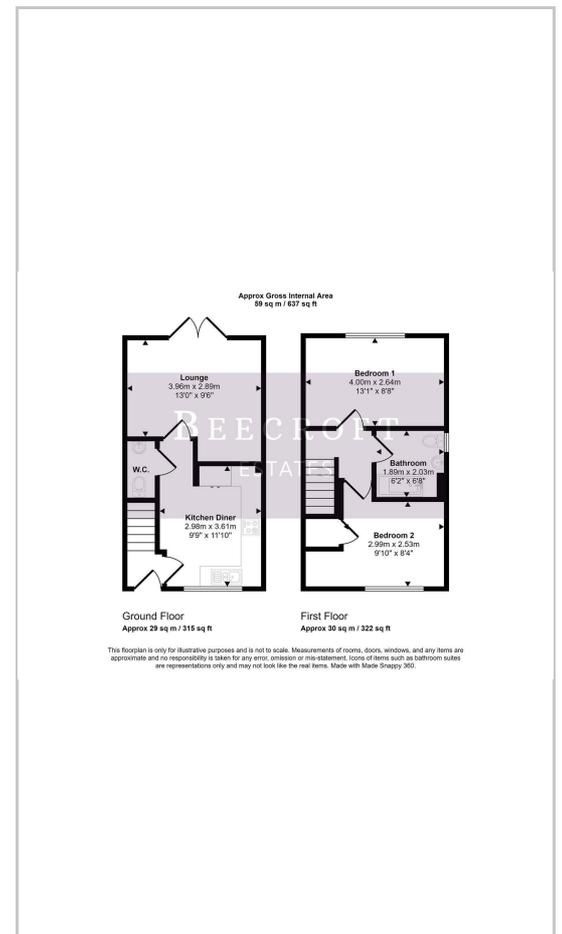
Garden

To the front of the property is a gated small courtyard area with path which leads to the front door, to the side is a driveway and to the rear is a good size garden area.

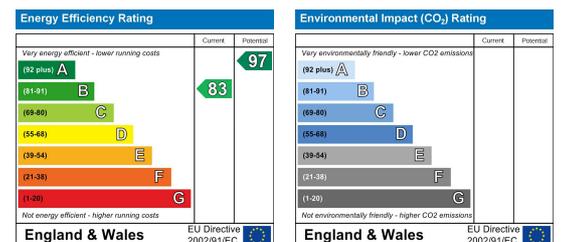
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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