



**Berrydale Close, Allerton, Bradford, BD15 7UD**

- Semi Detached ● Three Bedrooms ● Family Location ●
- Double Glazing & Gas Central Heating ● Driveway & Gardens ●

**FREEHOLD | COUNCIL TAX BAND: C | EPC: C**

**Priced at £149,500**

## Directions

From our office head up Thornton Road and turn right onto Bell Dean Road. Go straight ahead at the first two mini roundabouts. At the third roundabout turn left onto Bracewell Avenue and take your first left onto Chelwood Drive. Take your second left onto Brindle Close and then left onto Berrydale Close. The property is located on your right.

## Description

DINSDALES ESTATES PRESENTS THIS SEMI DETACHED IN ALLERTON. If you're looking for somewhere to put your own decor stamp on then this is for you. Close to a primary school we feel this would make a great family home!

## Information for Potential Buyers

As a buyer you will need to take into consideration that Stamp Duty maybe payable by you on any property purchase. If unsure please call our office for further details.

### Entrance Hall 8' 6" x 6' 8" (2.602m x 2.025m)

An L shaped entrance hall with tiled flooring and neutral walls. With a wooden front door, a single socket, a radiator and a heating programmer.

### Lounge 14' 2" x 11' 10" (4.314m x 3.607m)

A Shapely room with neutral walls with sliding doors to the kitchen diner, with a double glazed window, a radiator, two double sockets, tv wire, phone port and a storage cupboard housing a Hager consumer unit.

### Kitchen Diner 15' 0" x 10' 7" (4.564m x 3.220m)

Part laminate style floor, neutral part tiled walls with wood effect wall and base units (including extractor hood), patio door leading to back garden. Hotpoint hob, Becko oven and a sink with mixer tap. Vokera compact 25 boiler in cupboard. Four double sockets, moveable thermostat, smart meter, double glazed window and a radiator. Area for fridge and area for washer dryer. Sliding doors to lounge.

### Downstairs Toilet 4' 8" x 2' 7" (1.428m x 0.794m)

With neutral walls with tiled flooring, toilet, sink with tile splash back. With a frosted double glazed window and a radiator.

### Landing 9' 5" x 6' 3" (2.861m x 1.916m)

Neutral walls, hand rail, banister, loft hatch, single socket and a double glazed window.

### Bathroom 6' 8" x 6' 3" (2.026m x 1.909m)

With laminate style flooring, marble look part tiled walls, white three piece suite with overhead mixer shower, wall mirror, an extractor fan, towel holder, frosted double glazed window and a radiator.

### Bedroom One 13' 7" x 8' 5" (4.138m x 2.556m)

With neutral walls, a double socket, tv wire, double glazed window and a radiator.

### Bedroom Two 11' 3" x 8' 6" (3.417m x 2.586m)

With neutral walls, a double socket, tv wire, double glazed window and a radiator.

### Bedroom Three 9' 0" x 6' 3" (2.731m x 1.908m)

With neutral walls, over stair storage cupboard, double socket, double glazed window and a radiator.

## Outside

With a grassed front area and driveway. Gas and electric meter cupboards. Fenced, part flagged and part pebbled back garden.

## Utilities & Services

Gas, Electric, Water and Drainage. According to their websites Sky and BT are available in this area. According to their websites there's good mobile coverage for O2.

## Local Authority (City of Bradford Metropolitan District Council)

Bradford Council Tax Band C £1719.49 Approx for 2023/2024. Green/Grey bin collection fortnightly on a Tuesday.

## Free Market Appraisal

If you are considering selling or letting your property we offer a no obligation market appraisal and would be pleased to discuss your individual requirements. For further information please call a member of our Dinsdales Team.

## Mortgage Advice and Insurance

Dinsdales Estates Sales, Lettings and Property Management are keen to stress the importance of seeking independent mortgage advice. This can be arranged through a panel of experienced advisers. Dinsdales can introduce this service and could receive a referral fee from a recommended mortgage company.

## Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. Upon request we can provide you with an electronic copy of the Property Information Questionnaire (if available). We are covered by Client Money Protection through Propertymark and are members of The Property Ombudsman.

[www.dinsdalesestates.co.uk](http://www.dinsdalesestates.co.uk)

Dinsdales Estates

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