YOURCHOICE
The Property People

# For Sale









## Allerton Road, Bradford, BD15

**LARGE 6 BED DETACHED PROPERTY WITH 2 BASEMENTS FLATS PLUS DEVOLPMENT LAND **
Your Choice Estate Agents are pleased to offer a ** RARE OPPORTUNITY ** A substantial period property set in its own private gated grounds with a sweeping driveway and boasting 6 bedrooms family home along with 2 basement flats with separate bathrooms , The main house has 3 reception rooms 2 kitchens, 2 en-suite's, separate family bathroom, 2 WC's and superb original character features, offering flexible accommodation and suitable for a variety of uses, subject to the required consents. It is set within approximately 0.80 acres of land with 2 plots which are ideal for more residential properties' developments. The property is situated in a picturesque location between the stunning area of Allerton. Likely to be of interest to BUILDERS, DEVELOPERS, COMPANIES, CHARITIES ETC or indeed the property would be ideal for a large family, The owner is looking for a cash purchaser.

## Asking Price
**£695,000**


**Your Choice Estate Agents**

86 Toller Lane, Toller, Bradford, West Yorkshire, BD8 9DA
Tel: 01274 493333 Email: info@ycea.co.uk
Website: www.yourchoiceonline.co.uk



DPS The Deposit Protection Service
The Property Ombudsman SALES
The Property Ombudsman LETTINGS

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The Property is conveniently located on the popular area of Allerton and approximately one mile from city centre of Bradford. The site is situated in a popular residential area position within open fields to the rear, yet conveniently placed and equidistant being approximately 1.4 miles to both miles to Bingley and Bradford Centres. viewing is highly recommended



**Ground Floor**
Main House;
Entrance Lobby
Reception Hall
2 Reception Rooms
Large Family Room
Dining Room
Separate dining Kitchen
Utility Room
Ground bathroom + WC



**1st Floor**
Landing
2 Hallway
2 Master bedroom's with en-suites
5 bedrooms
Family bathroom + WC

**2nd Floor**
Landing
1 bedroom's with Stores



**Outside**
Very Large Plots with Massive scope to carry out development to build a good size portfolio.
Very Large attached Garage with aluminium shutter,
Large Private drive leading to a massive plot size car port for over 10 cars.



**Basement Flat 1 via Side R/H Entrance**
1 Bedroom flat
Entrancelarge Open plan Lounge Area
Open plan Kitchen
Bathroom

**Basement Flat 2 via Side L/H Entrance**
1 Bedroom flat
Entrance large Open plan Lounge Area
Open plan Kitchen
Bathroom



**Double Detached Garage Building**
Large out building converted as double garages along with store to keep the garden tools and equipment's

**Floor Plan**
Planning reference are attached as pictures, please refer to the Bradford planning portal for full information. potential buyers should carry out their own due diligence.



**TENURE: FREEHOLD**
COUNCIL TAX BANDF
Annual Price:£2,969

**EPC RATING F**
https://find-energy-certificate.service.gov.uk/energy-certificate/2415-3009-0201-2689-9200

**Need More Information?**
For further information or to speak to Khalid Mahmood, please call 01274 493333. or email us on info@ycea.co.uk



## DISCLAIMER

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property please ask for further information. We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. It should not be assumed that any contents/furnishings/furniture etc., photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements or distances referred to are given as a GUIDE ONLY and NOT precise. Purchasers must rely on their own enquiries. It should not be assumed that the property has all necessary planning, building regulations or other consents. Where any reference is made to planning permission or potential uses such information is given in good faith. The information in these particulars is given without responsibility on the part of the Agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.