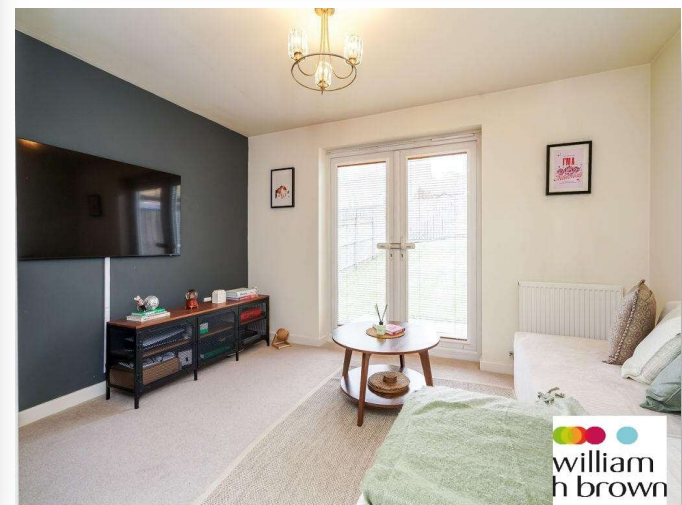
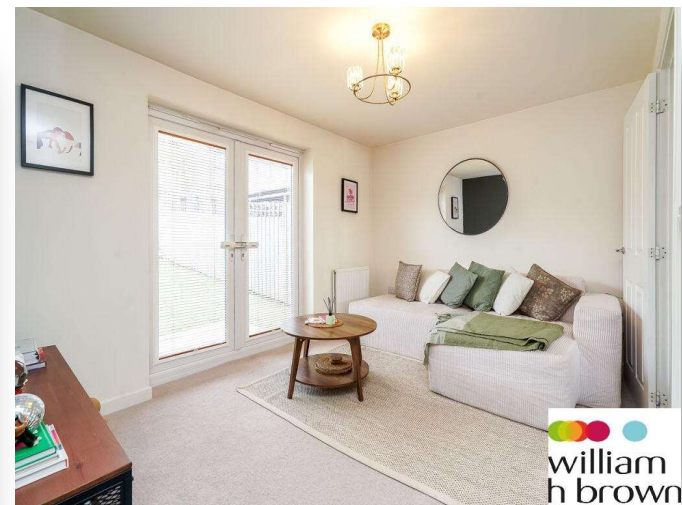




Beck Bridge Lane, Allerton Bradford BD15 8HE



welcome to

Beck Bridge Lane, Allerton Bradford

A beautifully presented two-bedroom semi-detached home offering modern accommodation throughout, ideal for first-time buyers, downsizers and young professionals alike.



A beautifully presented two-bedroom semi-detached home offering modern accommodation throughout, ideal for first-time buyers, downsizers and young professionals alike.

The property features a spacious and contemporary kitchen diner, providing the perfect space for both everyday living and entertaining, while the bright and welcoming living room benefits from patio doors leading directly onto the rear garden, creating a seamless connection between indoor and outdoor living.

To the first floor are two generous double bedrooms along with a modern house bathroom fitted with a three-piece suite.

Externally, the property enjoys a private rear garden, ideal for relaxing and outdoor dining, together with driveway parking providing convenient off-street parking.

Further benefits include uPVC double glazing, gas central heating and an impressive Energy Performance Rating of B, helping to ensure energy-efficient living.

Early viewing is highly recommended to appreciate all that this superb home has to offer.

Entrance

Kitchen Diner

14' 2" x 9' 9" (4.32m x 2.97m)

Living Room

13' x 11' 11" (3.96m x 3.63m)

First Floor Landing

Bedroom One

13' x 8' 10" (3.96m x 2.69m)

Bedroom Two

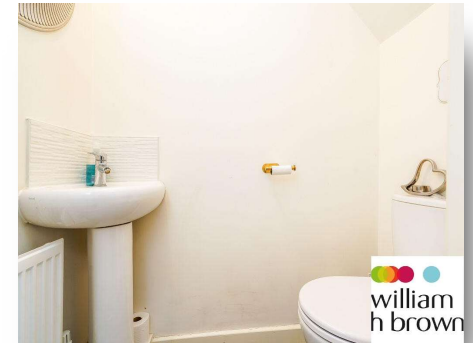
13' x 8' 11" (3.96m x 2.72m)

Bathroom

Driveway & Garden

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Beck Bridge Lane, Allerton Bradford

- Two bedroom semi detached
- Modern kitchen diner
- Living room with patio doors
- Driveway parking
- Enclosed rear garden

Tenure: Freehold EPC Rating: B
Council Tax Band: B

£170,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/SHP111654](https://www.williamhbrown.co.uk/Property/SHP111654)



Property Ref:
SHP111654 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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