



IVY LANE, ALLERTON,  
BRADFORD, BD15  
7EB  
**£165,000**  
3 Bedroom House  
EPC Rating: D

LINLEY &  
SIMPSON

Tucked away from the roadside is this three bedroom semi-detached home. Appealing to families or couples alike, this home has more than meets the eye. The village has plenty of local amenities such as shops, pubs, schools and travel links to Bradford and beyond. Internally comprising entrance hall, living room, kitchen and conservatory to the ground floor, with three bedrooms and bathroom to the first floor. The rear garden is a real hidden gem at this property and would be a perfect space to entertain family and friends. There is parking to the front alongside pebbled garden area. This home has been well maintained and early viewings are highly recommended.

#### **ENTRANCE HALL**

Double glazed window and central heating radiator.

#### **LIVING ROOM 12'7" X 14'2" (3.84 X 4.31)**

Fitted with a gas fire with marble surround, double glazed window and central heating radiator.

#### **KITCHEN 15'9" X 10'11" (4.79 X 3.34)**

Fitted with a range of wall, drawer and base units with laminate work surfaces over, stainless steel sink and drainer, double electric oven, electric hob and extractor, plumbing for washing machine and dishwasher, double glazed windows, central heating radiator and laminate flooring.

#### **CONSERVATORY 15'9" X 7'9" (4.79 X 2.35)**

Double glazed windows, central heating radiator and laminate flooring.

#### **STAIRS AND LANDING**

Double glazed window, loft access and storage cupboard.

#### **LOFT**

Fully boarded loft with two double glazed velux windows and central heating radiators.

#### **BEDROOM ONE 8'8" X 15'8" (2.64 X 4.76)**

Double glazed window and central heating radiator.

#### **BEDROOM TWO 8'8" 9'3" (2.64 X 2.81)**

Double glazed window and central heating radiator.

#### **BEDROOM THREE 6'6" X 10'9" (1.99 X 3.28)**

Built in storage cupboard, double glazed window and central heating radiator.

#### **BATHROOM**

Fitted with a three piece suite comprising bath with shower over, hand wash basin and low level WC, double glazed window, central heating radiator and laminate flooring.

#### **GARAGE**

Single detached garage with up and over door, power and light

#### **REAR GARDEN**

Fully enclosed lawned garden with flower and shrub borders, paved patio area and complimenting mature shrubbery.

#### **FRONT EXTERNALLY**

Tarmac driveway leading to garage, further pebbled garden area.







Total Area: 87.2 m<sup>2</sup> ... 939 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-30) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
		<b>81</b>		<b>59</b>	<b>80</b>
	<b>61</b>				
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC		<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

AGENTS NOTES:

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Mortgage Advice Bureau (MAB): We routinely refer buyers to MAB. You can decide whether you choose to deal with MAB. Should you decide to use MAB, Linley and Simpson Group will receive a payment of £250 from MAB for recommending you to them.