



PRUNE PARK LANE,
ALLERTON, BD15 9JA
£280,000

5 Bedroom House
EPC Rating: D

LINLEY &
SIMPSON

ATTENTION FAMILIES and lovers of CHARACTER PROPERTIES! Available for sale is this sublime FIVE BEDROOM stone period house in Allerton. The balance between character features and modern usability is perfect; newly decorated and with new carpets, anyone looking to buy a family home in West Yorkshire need look

no further!

Allerton is a nice balance between rural and urban. A fantastic residential location with friendly neighbours who look out for one another with a real sense of community. Located a stones throw from the city centre, this semi-rural location is still very practical for commuting to Bradford City Centre, and by road Allerton is close to motorway links and the Aire Valley Trunk Road. Come and have a look at this lovely location and you will not be surprised at why houses consistently sell and rent in the area.

ACCOMMODATION

GROUND FLOOR

ENTRANCE

Entrance to this property is two-fold. There is the front entrance which leads into an internal porch and through to a very wide and grand hallway on the ground floor. There is also rear access via the large kitchen/ diner which is more regularly used due to the access to the double car parking at this side.

LIVING ROOM

Located at the front of the ground floor is the big, beautiful living room. This room has impressive high ceilings, and stunning original features such as the cast iron fireplace housing an open fire which commands the attention of the room, high skirting boards, coving and much more. There is a huge bay window which not only extends the floor space available in the room but also floods the room with natural light. There is a second window on the side wall to provide additional natural light.

DINING/ SECOND RECEPTION ROOM

Currently being used as a 'play room' is the original dining room on the ground floor. This room is a very large reception space and could of course be utilised however the lucky new owner felt was appropriate. Due to its size and position, this room is very versatile and like the rest of the house has beautiful character features.

KITCHEN/ DINER/ UTILITY ROOM

To the rear of the ground floor is the show-stopping, large kitchen/ diner. They say the kitchen is the heart of any home and this is no exception having been lovingly redesigned by the current owners. There are sympathetic, tasteful wall and base units topped with solid wooden worktops, alongside a Belfast sink. The island matches these units perfectly and there is an integrated fridge freezer, dishwasher and washing machine, all of which stands on top of the beautifully tiled floor.

FIRST FLOOR

MASTER BEDROOM and EN-SUITE

Above the living room on the first floor is the master suite. This is a large spaced bedroom which also benefits from the use of a large bay window like the living room; once again flooding the room with natural light and providing enviable views of Yorkshire countryside out of the front aspect. There is a 3 piece en-suite adjoining the master bedroom which is tasteful and modern.

BEDROOM TWO

The second bedroom is another good sized double bedroom, located at the side of the house (over the dining/ reception room).

BEDROOM THREE

The third bedroom is to the rear of the house and is a double-sized bedroom. This room is adjacent from the house Bathroom.

BEDROOM FOUR

Also on the first floor is the fourth bedroom which could be used as a single room. This sits at the top of the stairs and opens up to the large hallway.

BEDROOM FIVE

The fifth bedroom is next to the master suite. The room is illuminated by a front facing window which provides a lovely view and plenty of light. This could be used as a single bedroom and is currently used as a nursery.

HOUSE BATHROOM

The house bathroom is located on the first floor and is extensive in size. It currently houses a four-piece suite with a separate walk in shower and roll top bath within. There is still a good amount of space left over so the layout is flexible depending on the new buyer's needs.

SECOND FLOOR

ATTIC

The attic is on the second floor and is accessed via a separate door set back from the hallway and has a set of stairs up to a good sized space. Currently used for storage, this area has potential for conversion.

EXTERNALLY

Externally, the house is set back from the road, with a winding path from the gate at the front of the property taking you past a landscaped rockery area and onto a large front garden. The garden is very private and enjoys the sun for most of the day.

There is a paved path set with additional flower beds to the side of the property which leads to a sizable paved yard which is a perfect space for entertaining or relaxing. The rear space enjoys sun all day and into the evening providing a real sun trap. Access into the kitchen makes this a great space to entertain in and enjoy the privacy of its position. Rare for a house of its age, there is also a driveway with parking for two cars which is accessed via Allerton Road.

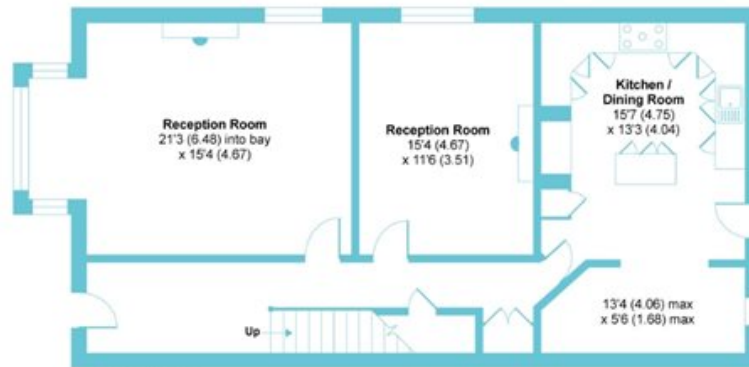


Prune Park Lane, Allerton, Bradford, BD15

APPROX. GROSS INTERNAL FLOOR AREA 1960 SQ FT 182 SQ METRES



FIRST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B		83	(81-91) B
(69-80) C			(69-80) C
(55-68) D	55		(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England, Scotland & Wales	EU Directive 2002/91/EC		England, Scotland & Wales
			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 (CO₂) emissions. The higher the rating the less impact it has on the environment.

Additional Information

Head West on Bingley Road/A650 toward Oastler Road, turn left onto Moorhead Lane, continue onto High Bank Lane, slight right onto Stoney Ridge Road, turn right onto Haworth Rd/B6144, take the first left onto Stoney Lane, continue onto Prune Park Lane, front of property is identified by the Agent's for sale board.

AGENTS NOTES:

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