



# Price Taylor LLP

## Residential

### 020 7354 7354

info@pricetaylor.com

**FREEHOLD  
CHAIN FREE**

*Call us now  
We hold the  
keys..*



3



2



2



## Brindle Close | Allerton | Bradford | BD15 7UB

Three Bedroom Detached Home with Garage / Workshop

- Executive detached house
- Sought after Allerton location
- Garage/workshop
- UPVC Edwardian Conservatory
- Open plan dining room
- Living room
- Gas fired central heating and double glazing
- Bath with mixer shower
- WC/Cloakroom
- Convenient range of local shops and supermarkets in Allerton
- Off street parking
- Good local schools
- Countryside views
- Cul-de-sac location
- Close to 617 & 618 bus routes for easy commuting, and Bradford Interchange Railway Station.
- No chain
- Refurbishment opportunity



Independent Estate Agents.  
Trusted services you can depend upon.

Price Taylor | London  
[www.pricetaylor.com/residential](http://www.pricetaylor.com/residential)

## **Brindle Close, Allerton**

Tucked away in the ever-popular Allerton area, this well-presented three bedroom detached home on Brindle Close offers generous living space, a versatile garage/workshop, and an enviable position within a quiet residential cul-de-sac—ideal for families, professionals, or those seeking extra space to work from home.



### **The Property**

Upon entering, you are welcomed into an inviting hallway leading through to a spacious living room, perfect for relaxing or entertaining. The home benefits from a well-proportioned kitchen/dining area, and bright conservatory offering ample storage and workspace, with direct access to the rear garden—ideal for modern family living.

Upstairs, the property boasts three well-sized bedrooms, including a generous principal bedroom, along with a family bathroom.

The house is available with no onward chain. If you are looking for a very well maintained four bedroom house that is ready to move into. Call us today for a viewing. We hold the keys..



**The property backs onto woodland forming part of Pitty Beck Linear Habitat/Wildlife**

### Ground Floor Accommodation

Entrance Hall:  
Composite door leading to a carpeted entrance hall, with stair case. Radiator.

Cloakroom/WC  
WC and wash hand basin. Double glazed window to front aspect. Radiator.

Lounge: 4.33m x 3.9m (14'2" x 12'10"). Double glazed window to front. Radiator. Carpeted floor. Understairs cupboard.

Kitchen with open plan dining 3.19m x 4.81m (10'6" x 15'9"). Double glazed French doors into conservatory. Fitted kitchen units, built in oven, Laminate worktops with gas hob, sink, and tiled splashbacks. Double glazed window to rear. Radiator. Vinyl floor.

Conservatory  
3.05m x 2.95m (10'6" x 9'8"). French doors into garden. Double glazed. Radiator.

### First Floor Accommodation

Landing  
Carpeted staircase leading to carpeted landing.

Bedroom 2.84m x 4.43m (9'4" x 14'6").  
Double glazed windows to front aspect. Carpeted flooring. Built in wardrobes. Radiator.

Bedroom 2.81m x 2.8m (9'2" x 9'2").  
Double glazed window to rear aspect. Carpeted flooring. Radiator.

Bedroom 2.7m (max.) x 1.91m (8'10" x 6'3").  
Double glazed window to front aspect. Carpeted flooring. Built in cupboard. Radiator.

Bathroom  
A three piece suite bathroom, with WC. With tiled walls and vinyl floor covering. Double glazed window to rear aspect. Radiator.

### Exterior Accommodation

Off street parking to the front. With tarmac driveway

Front garden.

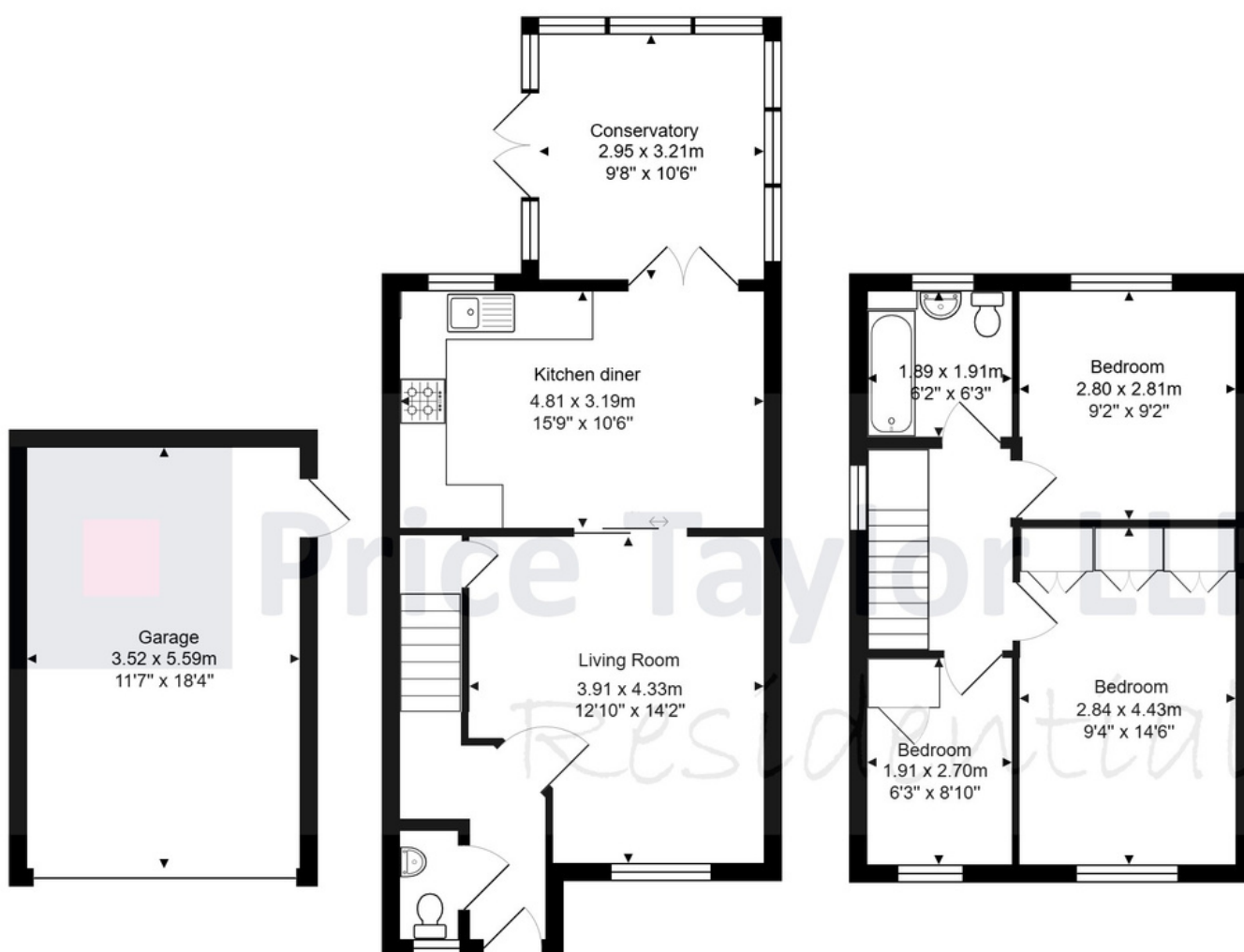
Back garden 8.5m (27'11") deep. With patio area, and lawn with raised border.

Garage/workshop  
3.52m x 5.59m (11'7" x 18'4"). Electric roller shutter. Upvc door into garden.



## Garage/Workshop

A standout feature of this home is the detached garage/workshop, providing excellent potential for hobbies, storage, or conversion (subject to any necessary consents). This versatile space will particularly appeal to tradespeople, car enthusiasts, or those in need of a dedicated workspace.



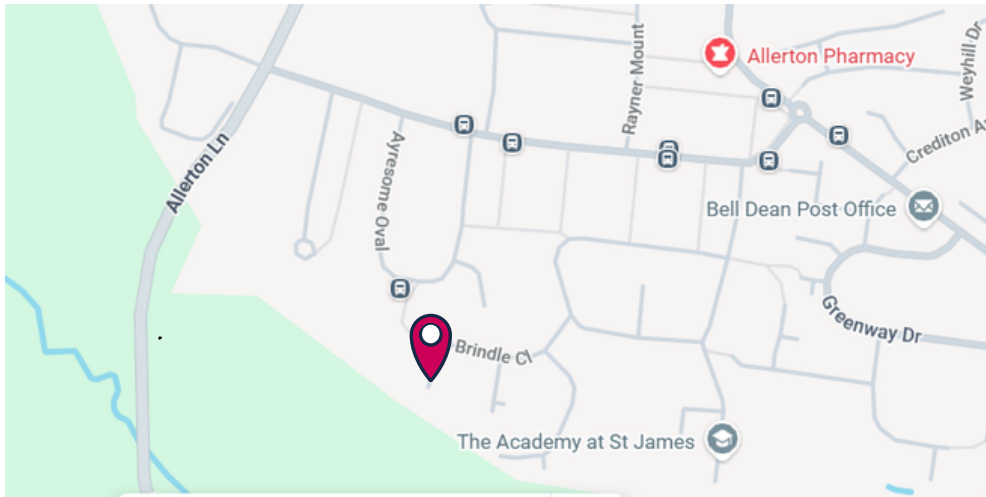
38, Brindle Close, Allerton, Bradford BD15 7UB

Total Area (excl. garage): 81.9 m<sup>2</sup> ... 882 ft<sup>2</sup>

Garage: 19.7 m<sup>2</sup>...212 ft<sup>2</sup>

All measurements are approximate and for display purposes only

**Price Taylor LLP**  
Residential



**Outdoor Space**

Externally, the property enjoys private gardens, offering a mix of lawn and patio areas—perfect for outdoor dining, children’s play, or simply unwinding in the warmer months. Off-street parking further adds to the home’s convenience.

**Location**

Situated in Allerton, one of Bradford’s most sought-after residential areas, Brindle Close benefits from excellent access to local schools, shops, and amenities, as well as convenient transport links into Bradford city centre and surrounding areas. The quiet cul-de-sac setting makes this an especially attractive option for families.

**Additional Information**

City of Bradford Metropolitan District Council Council Tax Band C 2026/27 £2,098.43  
EPC:

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 74 C    | 79 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



## Terms

Price £199,950

Subject to Contract

**ARRANGE A VIEWING**

 **020 7354 7354**

 **info@pricetaylor.com**

Ref: 38BD15



Important Notice: **1.** These particulars are prepared for guidance purposes only. They are intended to give a fair overall description of the property but are not intended to constitute any part of an offer or contract. **2.** Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise and that any services, appliances, equipment or facilities are in good working order. **3.** Whilst all information contained in these particulars whether in the text, plans or photographs is given in good faith, intending purchasers must make their own enquiries as to the accuracy of all matters upon which they intend to rely. **4.** There is a non-refundable administration fee of £60 + VAT to carry out AML checks, KYC and due diligence, as required by HMRC, whether or not the sale proceeds or not. **5.** We advise buyers to take out Home Buyers Protection Insurance. **6.** A buyer that is unrepresented by an RICS member or other property professional is advised of the existence of RICS Buying a Home, and to obtain professional advice prior to agreeing any terms for the property (link below). [https://www.ricsfirms.com/media/1182/buying-a-home\\_rics-consumer-guide-2022.pdf](https://www.ricsfirms.com/media/1182/buying-a-home_rics-consumer-guide-2022.pdf) **7.** Whilst you are at liberty to use any firm of solicitors of your choice, Price Taylor LLP can, if requested, recommend solicitors. If you choose Cook Taylor Woodhouse solicitors from our list, Price Taylor LLP will receive a £200 + VAT referral fee.