



St Leonards Road, Girlington, Bradford, BD8 9QF

- **Rear Back to Back ● Two Bedrooms ● Low Maintenance Yard ●**
- **Bedrooms Not Marketable ●**

FREEHOLD / COUNCIL TAX BAND: A / EPC: E

Priced at £74,000

Directions

From our office take a sharp left onto West Park Rd and then turn right onto Lytton Rd. Turn right onto Birch St and then turn left on to St Leonard's Rd. The property can be found on the right between number 16 and number 22.

Description

DINSDALES ESTATES PRESENT THIS REAR BACK TO BACK PROPERTY IN GIRLINGTON. This property would make a great starter home.

Information for Potential Buyers

As a buyer you will need to take into consideration that Stamp Duty maybe payable by you on any property purchase. If unsure please call our office for further details.

Lounge 13' 8" x 13' 3" (4.160m x 4.043m)

A wooden entrance door, laminate style flooring, two alcoves, double glazed window and a radiator.

Kitchen 10' 6" x 6' 11" (3.207m x 2.112m)

A range of Maple effect wall and base units with a complimentary work surface. A stainless steel sink with a mixer tap, plumbing for a washing machine, a stainless steel extractor fan, gas hob and electric oven. Lino look flooring, a double glazed window, an air brick and a Worcester combination boiler. An under stairs walk in pantry store housing both utility meters.

Landing & Stairs

Loft hatch, smoke detector and coat hooks.

Bathroom 10' 7" x 4' 5" (3.220m x 1.358m)

A double glazed window, fully tiled walls, lino look flooring and a wooden panelled ceiling. A white three piece bathroom suite with a toilet, hand basin and bath all with chrome fittings, a radiator and a built in airing cupboard.

Bedroom One 14' 0" x 8' 6" (4.262m x 2.597m)

A double glazed window, radiator and two alcoves.

Bedroom Two 10' 6" x 10' 5" (3.202m x 3.184m)

A double glazed window, radiator and a walk in store cupboard.

Outside

This property is located to the rear and is accessed via a passageway. The low maintenance garden and property has secure gated access. There is a temporary structure currently used for storage.

Utilities & Services

Gas, Electric, Water and Drainage. According to their websites Sky, Virgin Media and BT are available in this area. According to their websites there's good mobile coverage for Vodafone and O2.

Local Authority

Bradford Council Tax Band A £1224.93 Approx for 2022/2023 Green/Grey bin collection fortnightly on a Tuesday.

Free Market Appraisal

If you are considering selling or letting your property we offer a no obligation market appraisal and would be pleased to discuss your individual requirements. For further information please call a member of our Dinsdales Team.

Mortgage Advice & Insurance

Dinsdales Estates Sales, Lettings and Property Management are keen to stress the importance of seeking independent mortgage advice. This can be arranged through a panel of experienced advisers. Dinsdales can introduce this service and could receive a referral fee from a recommended mortgage company.

Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. Upon request we can provide you with an electronic copy of the Property Information Questionnaire (if available). We are covered by Client Money Protection through Propertymark and are members of The Property Ombudsman and Safe Agent.

www.dinsdalesestates.co.uk

Dinsdales Estates

519-521 Thornton Road, Bradford, BD8 9RB

Tel: 01274 498 855

Email: admin@dinsdalesestates.co.uk

Find us on **Facebook:** Dinsdales Estates

Find us on **Instagram:** [dinsdales_estates](https://www.instagram.com/dinsdales_estates)