



DINSDALES



Thornton Road, Girdlington, Bradford, BD8 9SF

- **Through Terrace • Mostly Double Glazed • Gas Central Heating •**
- **Gardens (Back not Marketable) • Tenanted, achieving £575 PCM •**

FREEHOLD | COUNCIL TAX BAND: A | EPC: D

Priced at £84,000

Directions

From our office on foot, cross to the other side of Thornton Road and head towards Four Lane Ends traffic lights. The property can be found on the right.

Description

DINSDALES ESTATES PRESENTS THIS THROUGH TWO BEDROOM TERRACE IN GIRLINGRION, BD8. Currently tenanted achieving £575 on a monthly basis but could be sold with vacant possession. ENQUIRE ONLINE TODAY!

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.

Entrance Hall 5' 1" x 5' 0" (1.558m x 1.535m)

Through a Upvc entrance door, laminate look flooring, shelf, textured walls and ceiling - door is open to the lounge.

Lounge 18' 8" x 13' 6" (5.691m x 4.114m)

An L shaped room with a double glazed window, radiator, two alcoves, two feature beams and laminate look flooring.

Kitchen/Diner 15' 1" x 7' 1" (4.610m x 2.163m)

A double glazed window, a rear Upvc door, a range of cream gloss wall and base units, work tops, part panelled and part tiled walls. Lino look flooring, plumbing for a washing machine and a free standing gas cooker. A stainless steel sink with mixer tap and radiator.

Internal Hallway 6' 3" x 2' 10" (1.894m x 0.869m)

Stairs leading to the first floor and a smoke detector.

Landing 6' 3" x 5' 2" (1.913m x 1.582m)

A handrail, smoke detector and loft hatch.

Bedroom One 17' 9" x 13' 5" (5.407m x 4.093m)

A good sized bedroom with two double glazed windows, a radiator, alcove, two built in wardrobes(one housing the Potterton combination boiler).

Bedroom Two 10' 9" x 8' 8" (3.269m x 2.643m)

A front facing bedroom with a double glazed window and radiator.

Bathroom 5' 7" x 5' 6" (1.695m x 1.675m)

A wooden window, radiator, a three piece white bathroom suite with a hand basin, toilet and bath. With part tiled walls, panelled ceiling and an over bath thermostatic shower with shower rail.

Externally

To the front a small low maintenance gated garden with a passageway leading to the rear garden. The rear garden is walled and has a raised lawn and flower beds.

Utilities & Services

Gas, Electric, Water and Drainage. According to their websites Sky, Virgin Media and BT are available in this area. Please check with your mobile provider for coverage.

Local Authority

Bradford Council Tax A £1353.75 Approx for 2024/2025.

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 and 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.

www.dinsdalesestates.co.uk

Dinsdales Estates

519-521 Thornton Road, Bradford, BD8 9RB

Tel: 01274 498 855

Email: admin@dinsdalesestates.co.uk

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