



Romsey Gardens, Holmewood, Bradford, BD4 9DR

- Semi Detached ● Four Bedrooms ● Gardens & Off Street Parking ●
- In Need of Some Attention ●

FREEHOLD | COUNCIL TAX BAND: A | EPC: D

Priced at £125,000

Directions

From our office head down Thornton Road into Bradford City Centre. Follow the signs for the A650 (Wakefield Road). After approximately 1.5 miles turn left on to Knowles Lane. Then turn left on to Telscombe Drive. Then left again on to Dorchester Cres and left on to Gillingham Green. Romsey Gardens can be found on the left.

Description

DINSDALES ESTATES PRESENTS THIS FOUR BEDROOM SEMI DETACHED IN HOLMEWOOD.

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.

Porch 8' 3" x 2' 11" (2.506m x 0.894m)

A wooden porch with panelled internal walls, light and shelving.

Lounge 18' 11" x 13' 2" (5.77m x 4.01m)

A wooden bay window, radiator, stairs to the first floor, under stairs meter cupboard, smoke detector, heating thermostat, three wall lights and sockets for tv/internet.

Dining Kitchen 12' 7" x 10' 2" (3.84m x 3.1m)

With a range of white wall and base units and a complimentary work surface, integrated electric oven and white four burner gas hob. A stainless steel extractor fan and sink with a mixer tap. Part tiled walls, wooden double glazed window, plumbing for a washing machine, pantry store, Vokera combination boiler, carbon monoxide detector and an extractor fan.

Utility Room 10' 2" x 5' 10" (3.1m x 1.78m)

With fitted wall and base units with work surface, a wooden door leading to the rear garden and a wood frosted window.

Landing 16' 9" x 4' 11" (5.117m x 1.488m)

A spacious L shaped landing, smoke detector, a wooden double glazed window and access to the loft with a pull down ladder. The loft is boarded for storage and has a light.

Bedroom One 12' 10" x 11' 10" (3.91m x 3.61m)

An L shaped front facing bedroom with two wooden double glazed windows, an over stairs cupboard and a radiator.

Bedroom Two 12' 10" x 12' 0" (3.91m x 3.66m)

A front facing bedroom with two wooden double glazed windows, a radiator, laminate look flooring and fitted wardrobes with drawers and sliding doors.

Bedroom Three 10' 7" x 7' 2" (3.411m x 2.188m)

A rear facing bedroom with a wooden window and a radiator.

Bedroom Four 9' 6" x 8' 1" (2.9m x 2.460m)

A rear facing bedroom with a wooden window and a radiator.

Bathroom 7' 4" x 6' 2" (2.231m x 1.879m)

A wooden frosted window, with a cream corner bath with Triton electric over bath shower and rail. A white hand basin and low flush toilet. Part tiled and part panelled walls, an air vent and lino look flooring.

Outside

To the front is a low maintenance, gated, flagged and concrete garden providing off road parking. To the rear is a tiered, flagged, good sized, enclosed garden and concrete hut.

Utilities and 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 EE, Vodaphone, Three and O2.

Local Authority

Bradford Council Tax Band A £1353.75 Approx for 2024/2025. Green/Grey bin collection fortnightly on a Thursday.

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

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