



**Glenrose Drive, Lidget Green, Bradford BD7 2QQ**

- **Semi Detached Bungalow** ● **Two Bedrooms** ● **Needs Modernisation** ●
- **Gardens, Driveway & Detached Garage** ●
- FREEHOLD | COUNCIL TAX BAND: B | EPC: C**
- Priced at £137,937**

## Directions

From our office up Thornton Road and at the traffic lights turn left onto Cemetery Road. After Asda turn right onto Glenlee Road. Take your second left onto Sycamore Avenue then your second right onto Glenrose Drive. The property is on your right.

## Description

DINSDALES ESTATES PRESENTS THIS SEMI DETACHED BUNGALOW IN LIDGET GREEN. This would be great for someone looking to downsize.

## 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 10' 7" x 7' 3" (3.218m x 2.208m)

An L shaped hallway with alarm panel (not tested), coat hooks, heating thermostat, loft hatch, textured ceiling and a radiator.

## Lounge 17' 2" x 10' 11" (5.230m x 3.334m)

A double glazed window, two radiators, textured ceiling and feature wall. A wood/ marble effect fire surround and living flame gas fire.

## Loft 21' 0" x 17' 9" (6.400m x 5.400m)

Accessed via a pull down ladder with restricted head height and boarded. It has light/power and a Worcester combination boiler.

## Kitchen 11' 3" x 8' 6" (3.440m x 2.603m)

Two double glazed windows, a range of units, drawers and wall cupboards with work surfaces. A radiator, white sink and mixer tap, extractor fan and integrated gas hob and electric oven. Plumbing for a washing machine and part tiled walls.

## Bedroom One 11' 10" x 10' 11" (3.606m x 3.322m)

A rear facing bedroom with a double glazed window, radiator and a full wall of wardrobes with sliding glass doors.

## Bedroom Two 8' 6" x 7' 8" (2.599m x 2.342m)

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

## Bathroom 6' 0" x 5' 11" (1.838m x 1.793m)

A frosted double glazed window, grey three piece bathroom suite with a thermostatic bar over bath-shower and rail. With fully tiled walls, white towel radiator and lino look flooring

## Garage 17' 4" x 14' 9" (5.293m x 4.500m)

A detached good sized garage with separate single door and an up and over metal door.

## Outside

To the front an open aspect lawned garden and driveway for several vehicles. To the rear an enclosed patio garden.

## Utilities & Services

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

## Local Authority

Bradford Council Tax Band A £1353.75 Approx for 2024/2025. Green/Grey bin collection fortnightly on a Tuesday. This property is not in a conservation area. The flood risk in this area is medium.

## 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 & 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](http://www.dinsdalesestates.co.uk)

Dinsdales Estates

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