



Rose Bank Place, Fairweather Green, Bradford, BD8 0JW
● End Terrace ● Two Bedrooms ● Side Kitchen Extension ●
● Large Corner Garden ●
FREEHOLD | COUNCIL TAX BAND: A | EPC: E
Priced at £120,000

Directions

From our office head up Thornton Road and at the traffic lights go straight ahead. After Crossley Hall Primary School take the second right. The Property is the first terrace on your right.

Description

DINSDALES ESTATES PRESENTS THIS TWO BEDROOM END TERRACE IN FAIRWEATHER GREEN. This would make a great first home with a bit of modernisation.

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 6' 6" x 6' 2" (1.971m x 1.877m)

A textured ceiling and stairs to the first floor. An internal window to provide natural light into the lounge. Part wood panelled walls, upvc entrance door, and a double glazed window.

Lounge 16' 2" x 14' 3" (4.92m x 4.331m)

An L shaped room, double glazed window, inglenook style stone fire, with gas fire and stone feature wall and a smoke detector. Potential to re-open an existing window.

Dining Kitchen 16' 5" x 9' 9" (4.997m x 2.977m)

Two double glazed windows, a range of medium oak wall and base units, breakfast bar and work surface. A stainless steel sink and mixer tap, part tiled walls, plumbing for a washing machine and electric point for a free standing oven, gas wall heater, led lighting and access through a rear hall to the lounge and cellar.

Cellar 5' 0" x 16' 6" (1.515m x 5.035m)

Electric fuse board, water stop tap and both electric and gas meters.

Landing 9' 5" x 8' 10" (2.879m x 2.689m)

L shaped landing with a double glazed window, gas wall heater and a smoke detector.

Bathroom 6' 9" x 5' 3" (2.060m x 1.608m)

A double glazed frosted window, a three piece white bathroom suite, a Triton electric shower, rail and curtain. Part tiled walls and lino look flooring and loft hatch.

Bedroom One 13' 2" x 8' 4" (4.002m x 2.544m)

An L shaped landing with a double glazed window, gas wall heater and smoke detector.

Bedroom Two 8' 5" x 8' 1" (2.569m x 2.462m)

A double glazed window. This room is currently being used as a dressing room.

Outside

To the front there is a raised low maintenance flagged patio with ramp access. Parking is in front of the property. A gated and walled garden to the side with a patio area and lawn. An outside water tap. Part of the side garden was acquired from the council on a separate title and is part of the property sale.

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 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 very low.

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

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