



DINSDALES



Arthur Avenue, Lower Grange, Bradford, BD8 0PF

- Ex Council Semi Detached ● Three Bedrooms ● Modern Décor ●
- Driveway and Gardens ●

FREEHOLD | COUNCIL TAX BAND: A | EPC: D

Priced at £144,500

Directions

From our office head up Thornton Road for 0.9 mile, then turn right onto Rhodesway. Take your second left onto Charteris Road and at the mini roundabout turn right onto Arthur Avenue. The property is on the right.

Description

DINSDALES ESTATES PRESENTS THIS WELL PRESENTED SEMI DETACHED IN LOWER GRANGE. This house is a steel frame non standard construction property - would suit a cash buyer.

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 4' 5" x 3' 4" (1.337m x 1.021m)

Laminate style flooring, uPVC door, radiator, thermostat and smoke detector.

Lounge 14' 9" x 12' 10" (4.49m x 3.9m)

Laminate style flooring, part wall papered part painted walls, two double glazed windows and glass panelled wooden doors. A inset gas fire, wall air vent, chrome switch and a under stair store cupboard.

Kitchen 17' 10" x 7' 6" (5.438m x 2.282m)

Laminate style flooring, two double glazed windows, a stained glass window and a uPVC door. Part wall papered, part splash back walls. Mix of wall and base units with gas hob and over, extractor hood, a chrome sink, drainer and mixer tap. Spotlights and an alarm panel (not in use).

Landing

Carpeted, chrome hand rail, chrome socket, part wall papered part painted walls with dado rail. Access to attic and a store cupboard.

Bathroom 6' 7" x 5' 7" (2.004m x 1.709m)

Lino look flooring, tiled walls, frosted double glazed window, three piece suite with chrome taps. Benable shower screen, Bristan shower and extractor vent. Pull switch.

Bedroom One 11' 0" x 9' 8" (3.35m x 2.94m)

Laminate style flooring, feature wallpapered wall, two double glazed windows, dado rail, radiator, pendent light and chrome switch.

Bedroom Two 10' 8" x 9' 5" (3.24m x 2.86m)

Laminate style flooring, wall papered with dado rail, double glazed window and an air vent. Spot lights and chrome switch.

Bedroom Three 8' 4" x 7' 8" (2.54m x 2.33m)

Carpeted, wallpapered walls, double glazed windows, radiator, pendent light and uPVC switch.

Outside

Enclosed Gardens to the front, side and back. Part grassed and part paved. Driveway for two cars to the back. Shed and canopy being left too.

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 Vodaphone and O2.

Local Authority

Bradford Council Tax Band 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

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