



Kirkburn Place, Lidget Green, Bradford, BD7 2BZ

- **Back to Back Terrace ● Two Kitchens, Two Bathrooms & Two Bedrooms ●**
- **Modern with Lower Ground Conversion ● Off Road Parking ●**

FREEHOLD | COUNCIL TAX BAND: A | EPC: D

Priced at £140,000

Directions

From our office head down Thornton Road. Turn right on to Ingleby Road and continue on the A6177. Turn left on to Staveley Road. Continue on to the end and then on to Kirkburn Place.

Description

DINSDALES ESTATES PRESENTS THIS MODERN BACK TO BACK TERRACE IN LIDGET GREEN. We feel this would make a great home for someone looking to move straight in.

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.

Lower Ground Living/Kitchen 19' 1" x 15' 8" (5.813m x 4.768m)

Through a upvc entrance door, an L shaped room with laminate flooring, two alcoves, ceiling spotlights and a designer style ceiling light. With under floor heating and a cupboard with the electric meter and fuse box. With a radiator and heating thermostat. To the kitchen area is a range of black base units and black/ white wall units. With a marble effect work surface and part tiled walls/floor. With an Ideal combination gas boiler, ceiling spot lights, black sink with mixer tap, extractor fan and plumbing for a freestanding gas oven.

Lower Ground Bathroom 8' 10" x 5' 2" (2.682m x 1.583m)

A modern bathroom with Jacuzzi bath and a thermostatic bar drench shower with glass screen. A white low flush toilet and black hand held shower head. A white hand basin sat within a white gloss vanity unit. A blue tooth steam free mirror, fully tiled black marble effect walls, lino look flooring, mood lighting and an extractor fan. With corner glass shelves, and a panelled ceiling.

Lounge 15' 1" x 13' 4" (4.597m x 4.054m)

A Upvc entrance door, double glazed window, laminate style flooring, two alcoves, an inset glass living flame gas fire. With internet connection socket and smoke detector. With stairs leading to the first floor.

Kitchen 12' 9" x 5' 4" (3.893m x 1.615m)

With stairs leading to the lower ground. floor. A double glazed window, smoke detector, lino look flooring and a black towel radiator. A range of grey gloss wall and base units, extractor fan and black marble effect work tops. Plumbing for a free standing gas oven and a washing machine. Part grey tiled walls and a designer four spot light track.

Landing 8' 4" x 2' 11" (2.540m x 0.890m)

With stairs to the ground and second floor and a smoke detector.

First Floor Bedroom One 15' 1" x 10' 10" (4.595m x 3.295m)

With a double glazed window, a radiator and two alcoves.

Bathroom 10' 4" x 7' 11" (3.146m x 2.405m)

With a frosted double glazed window, a black towel radiator and lino look flooring. With a white square hand basin set within a vanity unit. With a bath with a thermostatic bar drench shower and a glass screen. With a panelled ceiling with central light and a built in store cupboard.

Second Floor Bedroom 17' 10" x 10' 3" (5.427m x 3.121m)

A good sized L shaped bedroom with a large Dorma window providing good light and far reaching views. With laminate look flooring, a radiator and a smoke detector.

Outside

To the front is a concreted low maintenance garden providing off road parking.

Utilities & Services

Gas, Electric (smart meters) , Water (metered) 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 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 Advice & Insurance

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.

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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