



**Rhodesway, Bradford, BD8 0PD**

- Semi Detached ● Three Bedrooms ● Large Back Garden ●
- Double Glazing & Gas Central Heating ● Driveway ●

**FREEHOLD | COUNCIL TAX BAND: A | EPC: D**

**Offers in Excess of £132,323**

### Directions

From our office head up Thornton Road and continue for approximately one mile. Turn right onto Rhodesway and the property is located on the right.

### Description

DINSDALES ESTATES PRESENTS THIS SEMI DETACHED PROPERTY ON RHODESWAY, BRADFORD, BD8. LARGER THAN AVERAGE REAR GARDEN - ENQUIRE ONLINE TODAY!

### 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 Hallway 4' 7" x 3' 4" (1.408m x 1.012m)

A Upvc entrance door, coat hooks, smoke detector, heating thermostat and stairs to the first floor.

### Lounge 14' 10" x 12' 9" (4.514m x 3.893m)

A shapely lounge with two double glazed windows, three alcoves, a radiator, a wooden fireplace with marble effect back/hearth and an electric fire.

### Walk in Pantry Store 4' 10" x 4' 10" (1.477m x 1.469m)

Accessed from the lounge. A good size, under stair, walk in pantry store with an electric fuse board, double glazed window, air vent and useful shelving.

### Kitchen 11' 6" x 7' 11" (3.517m x 2.413m)

With two double glazed windows, a radiator, lino look flooring, splash back tiling, a range of Maple effect wall and base units with a wood effect work surface. With a stainless steel sink, plumbing for a free standing gas cooker and washing machine. An Ideal combination boiler and a three way ceiling spot light.

### Rear Hall 5' 6" x 2' 11" (1.669m x 0.885m)

A Upvc rear door and lino look flooring.

### Rear Cloak Room 5' 10" x 2' 9" (1.789m x 0.844m)

With shelving and light.

### Downstairs Toilet 4' 5" x 2' 5" (1.354m x 0.742m)

A double glazed window, low flush white toilet and lino look flooring.

### Landing/Stairs 8' 6" x 5' 7" (2.592m x 1.700m)

An L shaped landing with loft access (the roof was replaced five years ago). With a double glazed window, smoke detector and useful over stairs cupboard.

### Bedroom One 11' 2" x 9' 7" (3.398m x 2.917m)

A front facing bedroom with two double glazed windows and a radiator.

### Bedroom Two 10' 10" x 9' 3" (3.304m x 2.832m)

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

### Bedroom Three 8' 5" x 7' 9" (2.575m x 2.351m)

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

### Bathroom 6' 5" x 5' 6" (1.948m x 1.669m)

A modern bathroom with fully tiled walls and lino look flooring. With a double glazed frosted window and a chrome towel radiator. With a P shaped white bath with electric shower and a glass screen. With a white hand basin with mixer tap set within a vanity unit with storage. With a low flush toilet, wall mounted mirror and ceiling dome light.

### Outside

To the front is a low maintenance gated, flagged and tarmac driveway providing off road parking for at least two vehicles. To the side is a flagged pathway leading to the rear garden which in our opinion is larger than average and set over three levels with foot paths, rockery and pebbled areas.

### Utilities & 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 Tuesday. This property is not in a conservation area. The flood risk in this area is very low. This property is believed to be in a coal mining area.

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

Dinsdales Estates

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