



Olive Grove, Fairweather Green, Bradford, BD8 0LG
● Back-to-Back Terrace ● Four Bedrooms ● Well Maintained ●
● Off Road Parking ● Close to Schools ●
FREEHOLD | COUNCIL TAX BAND: A | EPC: D
Priced at £142,500

Directions

From our office head up Thornton Road. Go straight a head at Four Lane Ends and take the 2nd turn on the right on to Olive Grove. The property can be found on the left.

Description

DINSDALES ESTATES PRESENTS THIS WELL MAINTAINED BACK TO BACK TERRACE IN FAIRWEATHER GREEN. We feel this would make a great family home.

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.

Basement 19' 9" x 19' 2" (6.031m x 5.832m)

Accessed from outside, boarded and plastered. Separated into three areas. An Ideal combination boiler, gas, electric meters and fuse board. The area is ripe for conversion.

Wash Room 6' 5" x 3' 2" (1.950m x .958m)

A room with a hand basin.

Kitchen 18' 7" x 4' 10" (5.66m x 1.47m)

A galley style kitchen with a range of green wall and base units and larder unit, work surfaces part tiled walls, inset Belfast style sink with a mixer tap. With a double glazed window, a radiator, laminate look flooring, gas connection for a free standing gas cooker and plumbing for a washing machine.

Lounge 15' 0" x 13' 0" (4.57m x 3.96m)

With a double glazed window, two radiators, a feature fire place, with built in shelving, a picture rail, coving and ceiling rose. With a tv socket, smoke detector and a Upvc entrance door.

First Floor Landing 9' 1" x 7' 7" (2.781m x 2.304m)

With coat hooks, an L shaped landing area with a smoke detector.

First Floor Bathroom 8' 8" x 7' 11" (2.640m x 2.402m)

An L Shaped room with a step up. With a chrome towel radiator, a hand basin, a bath, a shower cubicle, a low flush toilet, fully tiled, with inset spotlights, coving, washable flooring and an extractor fan.

First Floor Bedroom One

With a double glazed window, a radiator, built in wardrobes/ shelving, dressing table/desk and a tv socket.

First Floor Bedroom Two 11' 2" x 7' 1" (3.40m x 2.16m)

With a double glazed window, a radiator, built in wardrobes and shelving.

Second Floor Landing 11' 5" x 3' 5" (3.491m x 1.051m)

With a radiator, laminate look flooring and a smoke detector.

Attic Bathroom 8' 6" x 7' 10" (2.600m x 2.400m)

An L shaped room with a Velux window, a radiator, a bath with thermostatic shower, a hand basin, a low flush toilet and tiled walls and flooring.

Attic Bedroom One 18' 5" x 7' 6" (5.603m x 02.280m)

With a Velux window, a radiator, a feature wall, beam, work surface and laminate look flooring.

Attic Bedroom Two 15' 8" x 7' 5" (4.767m x 2.261m)

An L shaped Room with a Velux window, a radiator, a feature beam, laminate look flooring, smoke detector and a tv socket.

Outside

A low maintenance flagged and tarmac open yard providing off road parking.

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 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 may 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 & 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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