



Beacon Place, Wibsey, Bradford, BD6 3SH
● Ex Council Semi Detached ● Three Bedroom ● In need of Attention ●
● Gardens to Front & Back ● On Road Parking ●
FREEHOLD | COUNCIL TAX BAND: A | EPC: D
Priced at £122,000

Directions

Head up Thornton Road and turn left at Four Lane Ends traffic lights on to Cemetery Road. At Lidget Green traffic lights turn right on to Clayton Road then left on to Hollingwood Lane. At the top of Hollingwood Lane turn right onto Great Horton Rd. Then first left onto Old Rd. Take the first right onto Speeton Ave. At the roundabout take the 1st exit onto Beacon Rd. Turn right onto Beacon Place.

Description

DINSDALES ESTATES PRESENTS THIS EX COUNCIL SEMI DETACHED IN BD6. IN NEED OF A MAKE OVER!

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 6' 4" x 2' 9" (1.925m x 0.893m)

A wooden entrance door and stairs leading to the first floor.

Lounge 18' 5" x 11' 1" (5.616m x 3.386m)

A good sized room with two double glazed windows and two radiators. A set of wall lights, two alcoves, a tv point, a smoke detector. With a tiled fire place with a living flame gas fire (not tested).

Kitchen 15' 9" x 7' 8" (4.812m x 2.343m)

With two double glazed windows, a radiator, part tiles walls and a range of wall and base units with work surface and a breakfast bar. With a stainless steel sink with mixer tap, a ceiling strip light and a connection for a free standing gas oven. A useful walk in pantry store with built in shelves and the electric meter. (The water and gas meters are in the base units).

Utility Room 10' 8" x 4' 11" (3.242m x 1.504m)

With a double glazed window and a wooden side entrance door. With plumbing for a washing machine, Worcester combination boiler and a walk in under stairs store.

Landing 9' 3" x 8' 5" (2.817m x 2.574m)

A good sized landing area with a double glazed window, a radiator, a smoke detector and loft access.

Toilet 4' 7" x 2' 5" (1.391m x 0.744m)

A frosted double glazed window, air vent, part tiled walls, lino look flooring and a toilet.

Bathroom 7' 2" x 4' 4" (2.174m x 1.324m)

A frosted double glazed window, air vent, part tiled walls, cream hand basin and bath. A Redring electric over bath shower, radiator, built in shelves and lino look flooring.

Bedroom One 12' 1" x 11' 1" (3.673m x 3.382m)

A shapely front facing bedroom with a double glazed window, a radiator, an alarm fuse panel and two air vents.

Bedroom Two 11' 4" x 10' 9" (3.449m x 3.277m)

A side facing bedroom with a double glazed window, a radiator and built in over stairs cupboard. With restricted ceiling height to one side.

Bedroom Three 9' 1" x 7' 3" (2.768m x 2.208m)

A double glazed window, a radiator and air vent.

Outside

A gated lawned garden to the front and rear with flagged pathways. The potential to create off road parking if required.

Utilities & Services

Gas, Electric (Smart Meter), 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 Friday. 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 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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