



**Arthur Avenue, Lower Grange, Bradford, BD8 0PY**

- **Extended Semi Detached ● Corner Plot ● Gardens & Driveway ●**
- **Modern Interior ● Double Glazing & Gas Central Heating ●**

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

**Priced at £164,984**

## Directions

From our office head up Thornton Road and through the traffic lights and then turn right onto Rhodesway and left onto Herschel Road. The property is located on the right on the corner of Arthur Avenue.

## Description

DINSDALES ESTATES PRESENTS THIS EXTENDED CORNER PLOT SEMI-DETACHED IN BD8. We feel this would suit a family.

## 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

Through a composite style front door with a radiator and textured ceiling.

## Lounge 11' 7" x 10' 5" (3.523m x 3.175m)

Featuring a bay window, a radiator and feature wall with inset tv look fire (unused for heat).

## Dining Area 14' 2" x 11' 2" (4.326m x 3.400m)

With double glazed windows, two alcoves, an opening to the lounge area and a radiator.

## Kitchen 14' 7" x 7' 1" (4.438m x 2.148m)

With a suite of modern wall and base units, a stainless steel look sink, complimentary work surfaces and splash back, a composite style side exit door, a double glazed window, a vertical radiator, a boiler, an under stairs store cupboard, a clad ceiling with inset spotlights and laminate look flooring.

## Reception Two 11' 3" x 10' 10" (3.440m x 3.304m)

With separate side exit and a double glazed window, a radiator, half panelled features on walls, entry to shower room and ceiling feature lighting with coving style trim.

## Shower Room 8' 11" x 4' 3" (2.710m x 1.298m)

With a shower cubicle with bar shower, a vanity unit with a toilet and hand basin/surface, fully washable walls, a tiled floor, a vertical radiator, a double glazed window, an extractor fan and a clad ceiling with lighting.

## Landing/Stairs

With stairs to the first floor, a double glazed window and a spacious landing cupboard (with window) and additional cupboard space.

## Bedroom One 12' 10" x 11' 9" (3.907m x 3.569m)

With double glazed windows, a fitted sliding wardrobe, an alcove, a radiator and ceiling coving with inset spotlights.

## Bedroom Two 10' 11" x 9' 6" (3.321m x 2.899m)

With a double glazed window and a radiator.

## Bedroom Three 9' 0" x 8' 7" (2.743m x 2.609m)

With a double glazed window, a radiator, loft access and feature ceiling panelling, coving and inset spotlights.

## Bathroom 6' 4" x 5' 9" (1.934m x 1.744m)

With a P shaped bath, shower and screen, a toilet, a hand basin within a vanity unit, fully tiled walls, tile look flooring, a double glazed frosted window, a towel radiator and panelled ceiling with inset spotlights and feature wall lighting.

## Outside

A corner plot with gated driveway. With fencing and hedging. A partly pebbled and flagged frontage. With a side gate leading to the rear where there is a lawned and pebbled garden and decked seating area.

## 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 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 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

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

Dinsdales Estates

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