



Brick Row, Wyke, Bradford, BD12 9PQ

- End Terrace • Two Bedrooms • Open Plan Lounge & Kitchen •
 - Unadopted Road • In Need of Attention •
- FREEHOLD | COUNCIL TAX BAND: A | EPC: D***
Priced at £69,966

Directions

Starting from our office on Thornton Road, head down Thornton Road towards the city, turn right onto Godwin Street. At the roundabout, take the 2nd exit onto Manchester Road, keep right to stay on Manchester Road. Continue to follow A641, turn left onto Huddersfield Road, at the roundabout, take the 3rd exit and stay on Huddersfield Road, slight left onto Town Gate, turn left onto Brick Row. The property is the last house on the left at the end of the street.

Description

DINSDALES ESTATES PRESENTS THIS TERRACE HOUSE IN WYKE. We feel this property would be good for investment or First Time Purchase . Set in a village location.

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/Landing

Through a composite door with stairs to the first floor to a landing where the combination boiler is in situ, with detectors, a radiator and a loft hatch.

Lounge/Kitchen 14' 10" x 12' 3" (4.525m x 3.724m)

With a double glazed window and a radiator, a feature fire place and hearth, with wall and base units with inset stainless steel sink and mixer tap, part tiled walls, work surfaces, inset electric oven, gas hob, extractor fan and detection. With access to the cellar (take care as no working light).

Bathroom 8' 4" x 5' 2" (2.549m x 1.573m)

L shaped with a three piece white suite, part tiled walls, shower, radiator, frosted double glazed window and washable flooring.

Bedroom One 9' 6" x 9' 2" (2.893m x 2.788m)

With a double glazed window and a radiator.

Bedroom Two 9' 9" x 7' 8" (2.962m x 2.334m)

With a double glazed window, a radiator and over stairs cupboard with shelving.

Outside

With a flagged fenced yard. There is unadopted off road parking on a first come first served basis. Please note: That there is no access to Worthing Head Close.

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 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 and 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

Dinsdales Estates

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