



Shuttleworth Lane, Fairweather Green, Bradford, BD8 0JR

- Semi Detached ● Three Bedroom ● Neutral Interior ●
- Front & Back Garden ● Good Sized Driveway ●

FREEHOLD | COUNCIL TAX BAND: C | EPC: D

Priced at £188,000

Directions

From our office head up Thornton Road and go straight on at Four Lane Ends traffic lights. Turn second right on to Olive Grove. At the end turn left on to Shuttleworth Lane. The property can be found on the right.

Description

DINSDALES ESTATES PRESENTS THIS THREE BEDROOM SEMI DETACHED IN BD8.

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 Porch 5' 10" x 3' 5" (1.779m x 1.035m)

Through a Upvc entrance door with half brick half glazed walls. A wooden entrance door and light.

Entrance Hall

With coat hooks, a smoke alarm, heating thermostat and alarm panel (not tested).

Lounge 15' 6" x 13' 3" (4.720m x 4.040m)

With a double glazed bay window, a radiator, a wooden fire surround and gas fire. With two alcoves, two wall lights and tv/internet connection.

Dining Kitchen 16' 5" x 4' 7" (5.000m x 1.390m)

A double glazed window, radiator, a range of white wall and base units with work tops. A stainless steel sink and mixer tap, a tall larder cupboard, an Ideal gas combination boiler and gas connection for a freestanding oven. A wooden side door and lino look flooring. A walk in pantry cupboard with a double glazed window and housing the electrics.

First Floor Landing 6' 7" x 6' 4" (2.002m x 1.930m)

A double glazed window and a loft hatch.

Bedroom One 13' 2" x 10' 8" (4.010m x 3.250m)

A front facing bedroom with a double glazed bay window, a radiator, air vent and tv/internet connection.

Bedroom Two 11' 0" x 9' 7" (3.350m x 2.920m)

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

Bedroom Three 7' 10" x 6' 6" (2.390m x 1.980m)

A double glazed window, air vent and a radiator.

Bathroom 7' 8" x 5' 6" (2.336m x 1.686m)

A beige three piece suite with a thermostatic over bath shower. With two double glazed windows, a radiator, part tiled walls, air vent, lino look flooring and the stair hub.

Outside

A lawned garden to the front with floral borders and a driveway for several vehicles. To the rear is a triangular lawned garden and a detached garage.

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, Vodafone, Three and O2.

Local Authority

Bradford Council Tax Band C £1805.00 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 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

Dinsdales Estates

519-521 Thornton Road, Bradford, BD8 9RB

Tel: 01274 498 855

Email: admin@dinsdalesestates.co.uk

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Find us on **Instagram**: [dinsdales_estates](https://www.instagram.com/dinsdales_estates)