



Como Grove, Girdlington, Bradford, BD8 9QA

- Semi Detached • Three Bedrooms & Two Receptions •
- Gardens. Driveway & Garage • In need of Modernisation •

FREEHOLD | COUNCIL TAX BAND: B | EPC: F

Priced at £184,485

Directions

From our office on foot, turn left onto West Park Road and then right onto Lytton Road. Continue ahead until you reach Como Grove, the property is on your left.

Description

DINSDALES ESTATES PRESENTS THIS FAMILY SIZED HOME IN GIRLINGTON, BD8. We feel this would make a great house to make your own. With the possibility to extend/develop with architectural advice.

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 3' 11" x 3' 8" (1.202m x 1.123m)

Carpeted, Upvc door, dado rail, wooden shelf, smoke detector, access to the lounge and stairs to the first floor.

Lounge 16' 0" x 13' 4" (4.877m x 4.062m)

Carpeted, shapely with double glazed bay window with vertical blinds and curtains, a wooden style built in bench, a stone look fire place with gas fire. With wall lights, a main light and sockets. With access to the kitchen.

Dining Area 14' 8" x 7' 11" (4.473m x 2.415m)

With a step down from the Kitchen, carpeted, a frosted double glazed window, a radiator and a Baxi brazillia 8000s wall heater. With a partition from the kitchen, sockets, light and Boss Therm thermostat.

Kitchen 16' 6" x 8' 2" (5.035m x 2.485m)

With a lino look flooring, an under stairs storage cupboard housing the electric meter, a consumer unit and plumbing for a washing machine. A radiator and a door to the conservatory. With neutral wall and base units (one housing the gas meter) with marble style work surfaces. With a stainless steel style basin and draining board with mixer tap. A double glazed window with a pull blind. A New World free standing gas cooker and hob with top grill. An Air vent, a Hotpoint washer dryer and a Hoover fridge freezer. With two wall lights and a main light. THE WHITE GOODS ARE BEING LEFT.

Conservatory 13' 2" x 7' 2" (4.022m x 2.173m)

With lino look flooring, a glass panelled door to access the back garden, sockets, stop tap and plumbing for a washer. Comprising of part wall and part double glazed windows.

Landing & Stairs 7' 0" x 6' 1" (2.146m x 1.854m)

Carpeted, double hand rails, a frosted double glazed window with curtains and a dado rail. A light and loft access. A smoke detector and a balustrade.

Bedroom One 10' 6" x 9' 1" (3.198m x 2.779m)

Carpeted, double glazed window with blind and curtains. A radiator, sockets and a light. Built in wooden style wardrobes. A horizontal Wall light. A built in dressing table with mirror.

Bedroom Two 10' 4" x 10' 4" (3.153m x 3.139m)

Carpeted, wooden style head board with side shelves, wooden style built in wardrobes and dressing table with mirror. A double glazed window with blinds and curtains. A radiator, light and air vent.

Bedroom Three 7' 11" x 6' 8" (2.411m x 2.032m)

Carpeted with stair hub and textured headboard. Air vent, shelves and built in wooden style wardrobe. A built in desk, a radiator and double glazed window with a blind.

Bathroom 7' 3" x 6' 0" (2.218m x 1.839m)

A lino look flooring, three piece suite with Triton over bath shower. With chrome grab handles, an extractor fan and a frosted double glazed window. A radiator and wall cupboard with mirror.

Outside

To the front there is an attached garage, a grassed garden with bushes with a gate and a paved, gated driveway. To the back there is a good sized low maintenance garden.

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 Vodafone and Three.

Local Authority

Bradford Council Tax Band B £1579.38 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

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

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