



Hedge Way, Fairweather Green, Bradford, BD8 0AJ
● Semi Detached ● Two Bedrooms ● Good Sized ●
● Front & Back Gardens ● Detached Garage & Driveway ●
FREEHOLD | COUNCIL TAX BAND: B | EPC: D
Priced at £160,000

Directions

From our office head up Thornton Road. At Four Lane Ends turn right onto Allerton Road and at both mini roundabouts go straight ahead staying on Allerton Road until turning left onto Hedge Way. The property is on your left.

Description

DINSDALES ESTATES PRESENTS THIS MINI PROJECT SEMI DETACHED. We feel this would suit someone looking for a property to make a family home.

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 11' 0" x 6' 4" (3.341m x 1.929m)

Through a side Upvc door, carpeted with entrance mat, radiator, three double glazed windows (one which is frosted), stairs with wood and metal style banister. With a thermostat, spotlights, double socket and a smoke detector.

Lounge 15' 11" x 11' 11" (4.863m x 3.634m)

With a wooden door with glass panels, shapely with carpet, a radiator, multiple double sockets, double glazed bay window and two double glazed windows. With spotlights, square feature light and Electric fire (not tested).

Kitchen 11' 8" x 9' 8" (3.544m x 2.953m)

With a wooden door with glass panels, Lino look flooring, wooden style wall and base units with chrome handles, extractor hood with stainless steel style splash back, built in gas hob and oven. With a stainless steel sink and drainer with mixer tap. A gas meter and stop tap housed in a cupboard with plumbing for a washer. A store cupboard with wooden shelving housing electric meter, consumer unit, Drayton thermostat and plumbing for washer/dryer. With a Upvc door to the back garden.

Landing 11' 11" x 8' 10" (3.624m x 2.680m)

Carpeted, spotlights, smoke detector and access to the loft (this has not been accessed).

Shower Room 9' 11" x 6' 3" (3.027m x 1.900m)

A three piece suite including walk in shower with chrome grab handles, Triton electric shower, Lino look flooring with chrome trims, part tiled walls, extractor fan, spotlights, chrome towel rail, chrome toilet roll holder and chrome radiator.

Bedroom One 16' 0" x 12' 0" (4.881m x 3.647m)

Shapely with carpet, double glazed bay window and two double glazed windows, radiator, small cut out housing an isolater valve for the shower. Spotlights and sockets.

Bedroom Two 11' 0" x 7' 2" (3.342m x 2.176m)

Carpeted with a radiator, double glazed window, air vent, light and sockets.

Outside

With an outside cupboard housing Baxi Main Eco Compact 25 Combi Boiler (not accessible at present). A detached wooden style garage with slate looking roof (this has not been accessed). With a front garden with part greenery, part pebbled and flagged driveway. With a back garden with decking and pebbled 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 EE, Vodaphone and O2. For other providers we would suggest checking directly with them.

Local Authority

Bradford Council Tax Band B £1726.38 Approx for 2025/2026. 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

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