



Southfield Lane, Great Horton, Bradford, BD7 3LS

- End Back to Back Terrace ● Two Bedrooms ● Modern Interior ●
- Open Plan Style Kitchen & Lounge ●

FREEHOLD | COUNCIL TAX BAND: A | EPC: F

Priced at £65,000

Directions

From our office head up Thornton Road. Turn left at Four Lane Ends Traffic lights on to Cemetery Road. Continue straight on to Beckside Road. Then turn right on to Great Horton Road. Turn left on to Southfield Lane. Turn left onto Perseverance Lane and find somewhere to park. Walk onto Rudd Street on the left and the property is located on the left.

Description

DINSDALES ESTATES PRESENTS THIS END BACK TO BACK IN GREAT HORTON. A PERFECT SMALL STARTER HOME - RECENTLY REFURBISHED - READY TO MOVE IN. ENQUIRE ONLINE TODAY!

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.

Lounge & Kitchen 14' 0" x 12' 6" (4.276m x 3.801m)

With entrance directly into an open plan room with a double glazed window, a panel heater, with entrance washable flooring and some by the kitchen units. With a stainless steel look sink and mixer tap, wall and base units, an inset electric hob, oven and extractor hood. With an indesit washing machine and Logik fridge freezer (for marketing only). With splash back tiling and work tops. With a door to the shower room and currently an opening to the stairs.

Shower Room 7' 0" x 5' 0" (2.130m x 1.533m)

Situ on the ground floor with a frosted double glazed window, towel rail, tiled floor and walls. With a Triton shower/tray and screen. With a cellar style/understairs cupboard which houses the electric meter.

Bedroom One 12' 6" x 8' 10" (3.807m x 2.701m)

With a double glazed window and a wall heater.

Bedroom Two 8' 9" x 5' 2" (2.668m x 1.575m)

With a frosted double glazed window, a wall heater and a fitted cupboard.

Outside

With a flagged frontage and a small strip of land to the back.

Utilities & Services

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. For other providers we would suggest checking directly with them.

Local Authority

Bradford Council Tax Band A £1479.76 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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