



Virginia Street, Clayton, Bradford, BD14 6JL

- **Through Terrace • Two Bedrooms • Conservatory Extension •**
- **Front Yard & Back Garden • On Street Parking (First Come Basis) •**

FREEHOLD | COUNCIL TAX BAND: B | EPC: D

Priced at £120,000

Directions

From our offices head up Thornton Road and turn left onto Cemetery Road. At the top turn right onto Clayton Road. Turn left onto Pasture Lane. Before you reach Station Road turn left onto Virginia Terrace and turn right onto Virginia Street. Alternatively park on Pasture Lane and walk up.

Description

DINSDALES ESTATES PRESENTS THIS THROUGH TERRACE IN CLAYTON, BD14. We feel this would be suited as a first 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/Stairs

Through a upvc door, with a radiator and stairs to the first floor with a loft hatch.

Lounge 12' 7" x 12' 7" (3.835m x 3.825m)

With a double glazed window, a radiator, a feature fire place with a gas fire (capped off), two alcoves and wooden flooring.

Open Conservatory 11' 4" x 4' 11" (3.460m x 1.502m)

With double glazed windows and door set on dwarf walls.

Kitchen 11' 5" x 9' 1" (3.478m x 2.766m)

With a suite of wall and base units, work surfaces, part tiled walls, twin bowl sink with mixer tap, inset electric oven, gas hob and extractor hood, boiler cupboard, a radiator, tiled floor and steps to conservatory area. A door to a keeping cellar housing the meters.

Bathroom 9' 3" x 7' 8" (2.810m x 2.337m)

With a double glazed window, a towel radiator, a bath with mixer tap and bar controlled shower, a low flush toilet, a hand basin, tiled floor and walls and inset spotlights.

Bedroom One 12' 9" x 11' 7" (3.890m x 3.526m)

With two double glazed windows, a radiator within a unit and fitted cupboards.

Bedroom Two 9' 8" x 9' 2" (2.944m x 2.790m)

L shaped with a double glazed window, a radiator and fitted wardrobes and drawers.

Outside

With on street parking. A yard to the front and an enclosed rear garden, partly pebbled and flagged with a garden feature.

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 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 & 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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