



Holme Lane, Off Tong Street, Bradford, BD4 0PY

- Front Back to Back ● Two Bedrooms ● Neutral Décor ●
- Front & Side Garden ● On Road Parking (First Come Basis) ●

FREEHOLD / COUNCIL TAX BAND: A / EPC: D

Priced at £94,500

Directions

From our office head down Thornton Road towards the City Centre. Turn right onto Godwin Street then left onto Croft Street. Turn right onto Wakefield Road, at the roundabout go straight ahead staying on Wakefield Road and continue onto Tong Street. Turn left onto Holme Lane, the property is found on the right.

Description

DINSDALES ESTATES PRESENTS THIS MODERN TWO BEDROOM TERRACE ON HOLME LANE. We feel this would suit someone looking for their 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.

Lounge 15' 0" x 14' 8" (4.571m x 4.470m)

This room is newly carpeted, plastered and decorated. A Upvc entrance door and double glazed window. Two alcoves, a radiator, smoke detector, tv and internet sockets.

Dining Kitchen 17' 10" x 10' 3" (5.423m x 3.129m)

A good sized dining kitchen with a Upvc door leading to the side patio area. A double glazed window, logic combination boiler, radiator, two pendant ceiling lights and new lino look flooring. Recently plastered and decorated and having newly installed wall and base units. Work surfaces, stainless steel sink with mixer tap, splash back tiling, plumbing for a washing machine, a new Candy stainless steel gas hob, electric oven and extractor fan. Remote thermostat, carbon monoxide detector and stairs leading down to the cellar.

Cellar 17' 8" x 5' 11" (5.392m x 1.816m)

Via stone steps and having a stone flagged floor. Housing the electric meter/fuse board.

Stairs

Stairs leading from the lounge, with coat hooks and handrail.

Landing 7' 3" x 4' 7" (2.204m x 1.399m)

With a radiator, smoke detector and pendant light.

Bathroom 10' 5" x 4' 11" (3.182m x 1.506m)

A double glazed frosted window, radiator and lino look flooring. An extractor fan, part tiled wall, three piece white bathroom suite with a Mira over bath electric shower, curtain and rail.

Bedroom One 17' 11" x 9' 8" (5.453m x 2.958m)

A large corner bedroom with two double glazed windows, two radiators, two pendant light fittings and tv Aerial point.

Bedroom Two 14' 9" x 10' 3" (4.493m x 3.134m)

A walk in store with shelving and the loft hatch. A double glazed window, radiator, pendant light and two alcoves.

Outside

To the front and side, a walled and gated low maintenance flagged garden with a raised flower bed. With an outside water tap and gas meter box. On road parking (the potential to create off road parking with the relevant consent).

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 Vodaphone 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 Thursday. 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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