



**West Park Road, Girdlington, Bradford, BD8 9SJ**

- **Rear Back to Back Terrace ● Two Bedrooms ● Keeping Cellar ●**
- **On Street First Come First Served Parking ●**
- FREEHOLD | COUNCIL TAX BAND: A | EPC: E***
- Priced £90,000**

### Directions

From our office on Thornton Road turn onto West Park Road. The property is on the left after the turning for Clement Street and is situ to the rear.

### Description

DINSDALES ESTATES PRESENTS THIS STARTER HOME IN GIRLINGTON, BD8. WE FEEL YOU COULD EASILY PUT YOUR OWN STAMP ON THIS PROPERTY TO MAKE IT YOUR OWN.

### 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 14' 7" x 13' 1" (4.447m x 3.977m)

With a double glazed window, a radiator, a shelved cupboard, two alcoves, a feature fire place and gas fire (not tested) and coving and ceiling tiles. With access to the kitchen and to the stairs.

### Kitchen 11' 6" x 5' 11" (3.514m x 1.806m)

With a frosted double glazed window, a radiator, a stainless steel sink, wall and base units, work surfaces, access to the cellar, coving and washable flooring.

### Cellar

A keeping cellar housing the gas and electric meters, the consumer unit and the stop tap.

### Stairs

With stairs to the first floor and a landing cupboard and then a door and stairs to the attic.

### Bedroom One 16' 4" x 10' 4" (4.968m x 3.137m)

With a double glazed window, a radiator, a textured ceiling and two alcoves.

### Study 7' 11" x 7' 8" (2.424m x 2.325m)

With a borrowed light window, a radiator and a storage cupboard.

### Bathroom 7' 7" x 5' 5" (2.299m x 1.658m)

With a frosted double glazed window, a radiator, a low flush toilet, a hand basin, a bath with an electric shower, tiled walls and a washable floor.

### Attic Bedroom Two 19' 1" x 18' 5" (5.823m x 5.602m)

With a dormer window, a radiator and some low height area.

### Outside

There are decorative security grills at ground level. With a gated and fenced lawned garden and a shed to the rear. With external sensor lighting and CCTV cameras.

### 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 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 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](http://www.dinsdalesestates.co.uk)

Dinsdales Estates

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