



Godfrey Street, Fairweather Green, Bradford BD8 0JB

- **Detached Bungalow** ● **One Bedroom** ● **Recently Re-furbished** ●
- **Gated and Walled Garden Providing off Road Parking** ●

FREEHOLD | COUNCIL TAX BAND: B | EPC: C

Priced at £118,500

Directions

From our office head up Thornton Road. Continue straight on at Four Lane Ends traffic lights. After a approximately a quarter of a mile turn left on to Godfrey Street and first right where you'll find the property.

Description

A TRUE, ONE BEDROOM BUNGALOW IN FAIRWEATHER GREEN, BD8. We feel this is suited to someone looking to downsize.

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.

Kitchen Diner 12' 5" x 10' 1" (3.796m x 3.077m)

A Upvc entrance door with glazed side and top windows. Two further double glazed windows, a hatch to the roof area. White splash back tiling and lino look flooring. A contemporary range of grey wall, drawer and base units with brushed steel handles. A light coloured work surface and stainless steel sink with mixer tap. An extractor fan, plumbing for a washing machine and free standing gas cooker.

Lounge 12' 4" x 11' 8" (3.763m x 3.558m)

Two large double glazed windows providing maximum light. A radiator, neutral decor and carpet, two feature arch ways leading to the the kitchen and hallway.

Internal Hallway 12' 0" x 3' 6" (3.661m x 1.068m)

Leading from an arch from the lounge with neutral decor, carpet and smoke detector.

Bathroom 7' 6" x 7' 8" (2.283m x 2.330m)

A frosted double glazed window, three piece white bathroom suite with a tap fed over bath shower and glass screen. A white towel radiator, splash back tiling and lino look flooring. An Ideal Instinct combination boiler.

Bedroom 12' 0" x 9' 3" (3.668m x 2.814m)

A double glazed window, radiator, smoke detector and electric fuse board. Neutral decor and carpet.

Outside

There is a walled and gated tarmac garden to the front which allows off road parking. Stone flagged steps and a small gated area to the side to provide storage and housing the gas meter. Please note: that the raised grass/ tree area does not belong to this property.

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, Vodafone, Three 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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