



Newhall Drive, Newhall, Bradford, BD6 1DG

- Semi Detached Bungalow • Corner Plot • Potential to Extend •
- Garage/Driveway for Several Vehicles • Direct Link to the Motorway

FREEHOLD | COUNCIL TAX BAND: B | EPC: D

Priced at £209,949

Directions

From our office turn left onto Cemetery Road and at the lights continue straight ahead onto Beckside Road. At the mini roundabout go straight ahead staying on Beckside Road. At the lights go straight ahead to go onto Cross Lane. Continue onto Hudson Avenue and then onto Southfield Lane. At the lights go straight ahead onto Southfield Road and follow the road round onto Smiddles Lane. Go straight onto Mayo Avenue. At Staithgate roundabout, take the third exit onto Staithgate Lane. Take your first right onto Dean Beck Avenue, then follow the road to the left onto Newhall Drive. The property is found on your left just after the Newhall Mount turning.

Description

DINSDALES ESTATES PRESENTS THIS TWO BEDROOM SEMI DETACHED BUNGALOW ON NEWHALL DRIVE, BD6. We feel this would suit someone looking to downsize or a bungalow to make their 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. Please use this link <https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro>

Entrance Hall 10' 10" x 7' 4" (3.29m x 2.23m)

An L shaped hallway with a radiator, smoke detector, dado rail, wall lights, loft hatch, heating thermostat and a walk in cloak cupboard.

Cloak Cupboard 4' 2" x 2' 7" (1.27m x 0.80m)

Housing the gas meter and fuse board. With hooks, shelving, boiler pressure valve and alarm pad.

Kitchen 10' 7" x 8' 11" (3.23m x 2.71m)

With two double glazed windows, a radiator, smoke detector and ceiling spot lights. A range of Oak effect wall and base units with a marble look work surface. With part tiled walls, lino look flooring, a dado rail and a stainless steel sink with mixer tap. With an integrated white Hotpoint electric oven and four burner gas hob, extractor fan and plumbing for a washing machine and dryer.

Lounge 17' 0" x 11' 0" (5.18m x 3.35m)

A double glazed bow window, a radiator, two alcoves and an electric fire (not tested). With three wall lights, a matching three way pendant light fitting and a TV/internet point.

Shower Room 6' 3" x 5' 5" (1.90m x 1.66m)

A double glazed window, extractor fan, radiator, part tiled walls, ceiling cornice and inset spot lights. A white hand basin and toilet. A good sized shapely corner shower cubicle with a thermostatic bar shower.

Bedroom One 11' 11" x 10' 10" (3.63m x 3.31m)

Rear facing with a double glazed window, radiator and smoke detector. A suite of built in wardrobes with dressing table, wall lights and TV point.

Bedroom Two 8' 11" x 8' 7" (2.72m x 2.62m)

Rear facing with a double glazed window, dado rail and radiator.

Loft

A good sized loft part boarded with light and Worcester gas combination boiler.

Outside

A detached garage with driveway parking for several vehicles. A larger than average wrap around corner plot, with the potential to extend to the side and rear with the relevant planning consent. Well established hedges, block paved patio to the rear, low maintenance flagged/pebbled area to the side with and low rise rockery areas. With block paved pathways, and a lawned/ shrubbery to the front. Outside tap and electric meter box.

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 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 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, by 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. 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

519-521 Thornton Road, Bradford, BD8 9RB

Tel: 01274 498 855

Email: admin@dinsdalesestates.co.uk

Find us on Facebook: Dinsdales Estates

Find us on Instagram: [dinsdales_estates](https://www.instagram.com/dinsdales_estates)