



Abel Street, Wyke, Bradford, BD12 8BH

- End Terrace ● Two Bedrooms ● In Need of some TLC ●
- Front Garden ● No Upward Chain ●

FREEHOLD | COUNCIL TAX BAND: A | EPC: D

Priced at £119,500

Directions

Starting from our office Dinsdales Estates, head west on Thornton Road toward Young Street, turn left onto Cemetery Road, continue onto Beckside Road, go through 1 roundabout, continue onto Cross Lane, turn right onto Manchester Road, turn left onto Huddersfield Road, turn right onto Abel Street and your destination will be on the left.

Description

DINSDALES ESTATES PRESENTS THIS END TERRACE HOUSE IN WYKE.

We feel this would make a good first time purchase to put your own stamp on.

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>

Porch

With a upvc door and a double glazed window.

Lounge 16' 5" x 14' 3" (5.002m x 4.343m)

With two double glazed windows, a radiator, two alcoves and inset fire place with an electric fire (not tested). With characteristic feature beams, feature stone work and an open staircase.

Keeping Cellar

Accessed from the lounge, with the combi boiler at the top of the stairs, stairs to the keeping cellar and the meters/fuse board.

Kitchen 13' 7" x 8' 0" (4.143m x 2.441m)

With a double glazed window, a radiator, a suite of wall and base units, plumbing for a washing machine, a twin bowl sink and mixer tap, gas hob, electric oven and extractor hood, part tiling, work surfaces, inset fridge/freezer and washable flooring.

Bedroom One 11' 10" x 10' 3" (3.597m x 3.117m)

With two double glazed windows, a radiator, feature beams and fitted wardrobe.

Landing

With an open staircase to a landing with feature beams. A small step up but a step down into bedroom two.

Bedroom Two 12' 9" x 7' 6" (3.897m x 2.298m)

Stepping down from the Landing. With a double glazed window and an internal window, a radiator and a sloping cladded ceiling.

Bathroom 8' 3" x 5' 6" (2.527m x 1.668m)

With a frosted double glazed window, a hand basin, a low flush toilet, a bath with a mixer shower, a towel radiator, fully tiled walls, feature beams and washable flooring.

Outside

With gates to the front for possible parking and a side gate. Partly flagged and a garden area.

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, Three 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 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, 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

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