



Scholemoor Avenue, Lidget Green, Bradford, BD7 2RU

- Semi Detached ● Three Bedrooms ● Good Sized ●
- Gardens (Back Garden is not Marketable) ●

FREEHOLD / COUNCIL TAX BAND: A / EPC: D

Priced at £135,000

Directions

From our office turn left at the lights onto Cemetery Road. Turn right onto Clayton Road then right onto Scholemoor Avenue. The property is on your left.

Description

DINSDALES ESTATES PRESENTS THIS DOER UPPER SEMI DETACHED. Great for someone looking for a family home they can put their own stamp on.

Information for Potential Buyers

UPRN - 100051215552 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 6' 10" x 3' 11" (2.072m x 1.182m)

Through a wooden style door, with a double glazed window, a radiator, a drop pendant light and an alarm panel (not tested).

Lounge 13' 3" x 11' 11" (4.033m x 3.643m)

Shapely, carpeted with neutral walls, two double glazed windows, an air vent, gas fire (not tested) with wooden fire place, marble style base and tiled back, a radiator, a drop pendant light and sliding door to the utility area.

Second Reception 11' 3" x 10' 3" (3.438m x 3.120m)

Carpeted, neutral walls, a serving hatch, gas fire (not tested), drop pendant light, double glazed window and a radiator.

Kitchen 13' 6" x 8' 1" (4.118m x 2.455m)

With tile design lino look flooring, an L shaped kitchen with range of wall and base units and speckled style work surfaces with a breakfast bar. A Neff oven and inset gas hob with extractor hood. With part tiled walls, a newly installed Baxi Platinum boiler with remote thermostat, sink and drainer with chrome mixer tap, a double glazed window and a gas meter. With plumbing for a washer and dryer. With an under stair storage cupboard housing the consumer unit and an electric meter. With a radiator and light.

Utility Area 8' 0" x 7' 3" (2.441m x 2.218m)

L shaped with Lino look flooring, access to wooden back door and access to shower room.

Landing/Stairs 6' 0" x 2' 9" (1.829m x 0.838m)

Carpeted with neutral walls and wooden style painted doors. With a loft which has not been accessed.

Bedroom One 13' 5" x 12' 0" (4.100m x 3.646m)

Shapely with carpet, neutral walls, two double glazed windows, a storage cupboard with built in shelves, an air vent, a radiator, drop pendant light and switches for doorbell and house phone.

Bedroom Two 11' 9" x 10' 2" (3.577m x 3.099m)

Front facing, carpeted, neutral walls, with storage cupboard that has a double glazed window for natural light, a radiator, two double glazed windows, an air vent and a drop pendant light.

Bedroom Three 9' 9" x 7' 10" (2.974m x 2.394m)

Back facing, shapely, carpeted, neutral walls, with two double glazed windows, a radiator, built-in shelves and rail, an air vent and spotlights.

Bathroom 5' 8" x 4' 10" (1.734m x 1.484m)

Toilet 4' 11" x 2' 6" (1.502m x 0.766m) Lino look flooring, a toilet, neutral walls, a frosted double glazed window, an air vent and a light. Bathroom 5' 8" x 4' 10" (1.734m x 1.484m) Lino look flooring, fully tiled walls, bath and sink with chrome taps, grab handles, a radiator, an air vent, a light and a frosted double glazed window.

Downstairs Shower Room 7' 5" x 4' 9" (2.248m x 1.442m)

Lino look flooring, part tiled walls, an electric heater, an electric Redring plus extra shower with a shower curtain rail, a toilet and a sink with taps. With a frosted double glazed window, a light and an extractor fan, grab handles and a sliding door.

Outside

With good sized gardens, the back is in need of attention due to being overgrown. The back has a shed that has not been accessed. The front has a paved path. There is on road parking which is on a first come basis.

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 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

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