



Durham Road, Bradford

£120,000 Freehold

SSTC

REQUIRING TLC INCLUDING DECOR & CARPETS - ENQUIRE ONLINE TODAY!

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DINSDALES ESTATES

SALES, LETTINGS & PROPERTY MANAGEMENT

161 Durham Road, BD8 9HU

DINSDALES ESTATES PRESENTS THIS THREE BEDROOM THROUGH TERRACE IN GIRLINGTON, BD8. We feel this property would suit a family!

Council Tax Band: A (City of Bradford Metropolitan District Council)

Tenure: Freehold

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Accessibility measures: Not suitable for wheelchair users

Directions

From our office head down Thornton Road. Turn left at the first set of traffic lights at Girlington Road. Take the 4th turn on the right on to Thorn Street and then the 4th turning again on to Durham Road.

Description

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Information for Potential Buyers

UPRN 100051156301

We will initially check you are in a position to buy and if your offer is accepted we verify your identity, address, and the legitimate source of your funds to prevent money laundering.

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>

Lounge

w: 3.9m x l: 4.09m (w: 12' 9" x l: 13' 5")

A double glazed window, radiator, wooden entrance door, ceiling and wall light, wood/ marble effect surround and hearth and electric fire (not tested).

Kitchen

w: 2.34m x l: 4.1m (w: 7' 8" x l: 13' 6")

A range of white base and wall units with a stainless steel sink and mixer tap. With an integrated electric hob and oven and plumbing for a washing machine. A radiator, double glazed window, wooden rear door and a Potterton combination boiler.

Cellar

w: 3.25m x l: 4.15m (w: 10' 8" x l: 13' 7")

A good storage space with both the gas and electric meters and fuse board.

Landing

w: 2.13m x l: 2.35m (w: 7' x l: 7' 8")

A handrail and doors to bedrooms, bathroom and a smoke detector (not tested).

Bedroom 1

w: 3.08m x l: 4.11m (w: 10' 1" x l: 13' 6")

A front facing Bedroom with a double glazed window, radiator and laminate look flooring.

Bedroom 2

w: 2.16m x l: 4.1m (w: 7' 1" x l: 13' 5")

A rear facing Bedroom with a double glazed window, radiator and laminate look flooring.

Attic Bedroom 3

w: 4.13m x l: 5.03m (w: 13' 6" x l: 16' 6")

A shapely room with a double glazed Dormer window, radiator and under eaves storage.



Shower Room

w: 1.62m x l: 2.15m (w: 5' 4" x l: 7' 1")

A double glazed window, hand basin in a white vanity unit, toilet, glass shower enclosure and a thermostatic control shower. With laminate look flooring and a radiator.

Outside

To the rear a gated low maintenance concrete yard providing off road parking. To the front a small low maintenance walled garden.

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, Vodaphone, Three and O2. For other providers we would suggest checking directly with them.

Local Authority

Bradford Council Tax Band A £1555.37 Approx for 2026/2027. Green/Grey bin collection fortnightly on a Tuesday. This property is not in a conservation area. The flood risk in this area is 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.

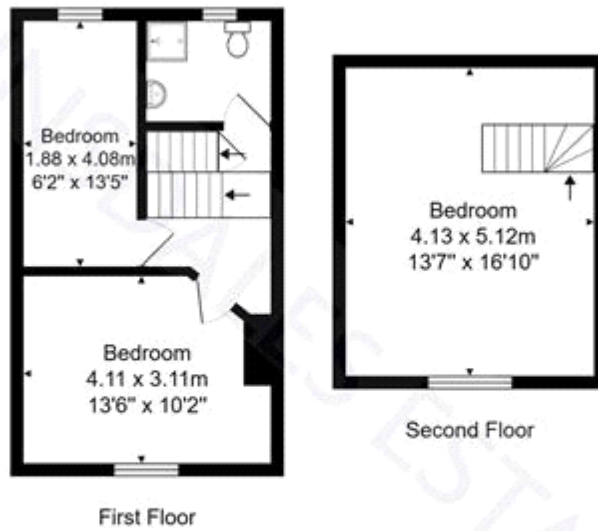
Mortgage Advise & Insurance

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.

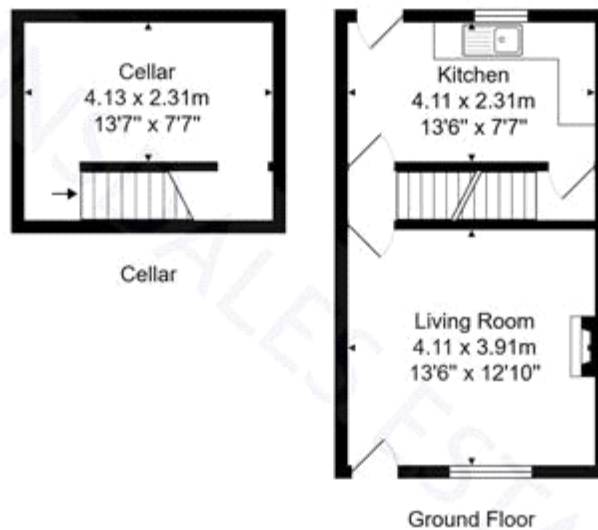
Consumer Protection

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.





Total Area: 95.1 m² ... 1024 ft²
 All measurements are approximate and for display purposes only.
 No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
 Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.



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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-) | | |
| A | | |
| (81-91) | | |
| B | | |
| (69-80) | | |
| C | | |
| (55-68) | | |
| D | | |
| (39-54) | | |
| E | | |
| (21-38) | | |
| F | | |
| (1-20) | | |
| G | | |
| Not energy efficient - higher running costs | | |
| | 61 | |
| England & Wales | EU Directive 2002/91/EC | |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.