



Chippendale Rise, Fairweather Green, Bradford, BD8 0NB

Offers Over £268,500 Freehold

LOOKING FOR A FAMILY HOME? ENQUIRE ONLINE TODAY!

Freehold | Detached | Council Tax Band: D | EPC: D | Driveway & Detached Garage Parking | Two Receptions | Family Bathroom & Downstairs Shower Room | Double Glazing & Gas Central Heating |

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DINSDALES ESTATES

SALES, LETTINGS & PROPERTY MANAGEMENT

DINSDALES ESTATES PRESENTS THIS DETACHED IN FAIRWEATHER GREEN BD8. HAVING TWO RECEPTIONS & TWO BATHROOMS! GREAT FAMILY HOME.

Council Tax Band: D (City of Bradford Metropolitan District Council)
Tenure: Freehold
Parking options: Driveway, On Street
Garden details: Private Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains
Broadband: ADSL, Cable

Directions

From our office head up Thornton Road towards Thornton. Turn right onto Rhodesway, continue ahead at the mini roundabout. Turn right onto Sunningdale then left onto Chippendale Rise, the property is on your left.

Description

DINSDALES ESTATES PRESENTS THIS DETACHED PROPERTY IN FAIRWEATHER GREEN BD8. FAMILY HOME WITH TWO RECEPTIONS AND TWO BATHROOMS.

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.

Entrance

w: 1.71m x l: 5.66m (w: 5' 7" x l: 18' 7")

Via a Upvc door with window, shapely with carpet and storage cupboard housing the consumer unit. With a smoke alarm, radiator, Tesla alarm (which is serviced ever year) and access to upstairs. With a Center remote thermostat.

Lounge

w: 3.43m x l: 5.96m (w: 11' 3" x l: 19' 7")

With carpet, two lights and a double glazed window. A capped gas fire, a radiator and TV sockets.

Second Reception

w: 3.09m x l: 4.01m (w: 10' 2" x l: 13' 2")

Carpeted with a double glazed window and a radiator.

Kitchen

w: 2.49m x l: 4.3m (w: 8' 2" x l: 14' 1")

With lino look flooring, a range of walls and base units with marble style work surfaces. With two double glazed windows and a upvc door with frosted glass panel. With an extractor fan, Candy electric hob and Hotpoint oven. With a breakfast bar with chairs and a radiator.

Utility

w: 1.66m x l: 2.04m (w: 5' 5" x l: 6' 8")

With lino look flooring with basin and taps, a double glazed window, a Tesla box, a water stop tap, water meter and Worcester boiler. With plumbing for a washer and dryer.

Shower Room

w: 0.82m x l: 2.4m (w: 2' 8" x l: 7' 10")

On the ground floor with a three piece suite including walk in shower. With spotlights and a wall mounted mirrored cupboard and a frosted double glazed window.

Landing

w: 1.77m x l: 1.78m (w: 5' 10" x l: 5' 10")

L shaped with carpet and a smoke detector.

Bathroom

w: 1.63m x l: 3.15m (w: 5' 4" x l: 10' 4")



With a three piece suite, part tiled walls, frosted double glazed window and a radiator. With a chrome towel rail, wall mounted mirrored cupboard and a circular pull mirror.

Bedroom 1

w: 3.47m x l: 3.98m (w: 11' 5" x l: 13' 1")

Carpeted, wall papered feature wall, a double glazed window and a radiator.

Bedroom 2

w: 3.12m x l: 3.48m (w: 10' 3" x l: 11' 5")

Carpeted with a double glazed window and a radiator.

Bedroom 3

w: 2.5m x l: 3.59m (w: 8' 3" x l: 11' 9")

Carpeted with a double glazed window, a radiator, eave with storage the width of the room which is part boarded.

Loft room

w: 2.05m x l: 6.1m (w: 6' 9" x l: 20')

Access from the landing with a pull down ladder. Fully boarded with lighting so it can be used for storage (weight permitted).

Garage

w: 2.8m x l: 5.42m (w: 9' 2" x l: 17' 9")

A detached garage with steel roof and up and over Upvc door.

Outside

To the front we have a pebbled area with flower bed surround, a driveway for several vehicles and a meter cupboard housing the gas meter. To the back we have a grassed area with flowers and greenery and a part paved area. To the side wall you will find a tap, protected boiler flue and a meter cupboard housing the electric meter.

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

Local Authority

Bradford Council Tax Band D £2333.05 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 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.

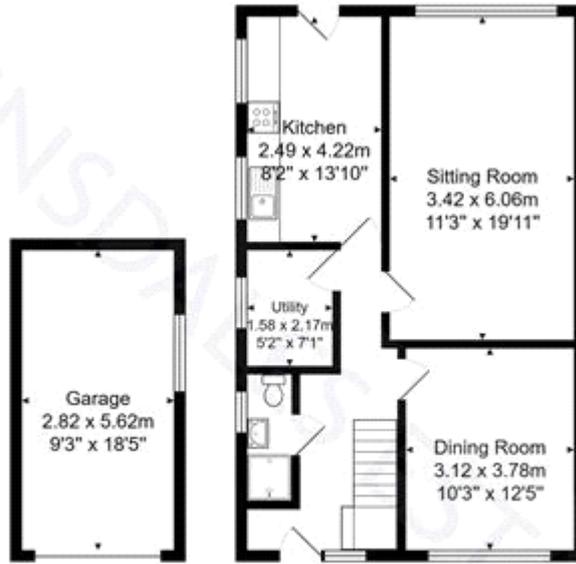
Mortgage Advise & Insurance

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

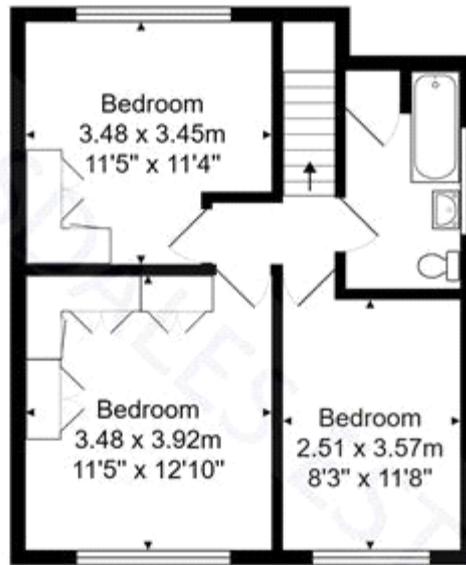
We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property. Upon request we can provide you with an electronic copy of the Property Information Questionnaire (if available). We are covered by Client Money Protection through Propertymark and are members of The Property Ombudsman.





Ground Floor

Total Area: 121.6 m² ... 1308 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.



First Floor

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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	55
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
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/fittings 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.