



## Lingwood Avenue, Bradford

**£189,995** Freehold

**UNDER OFFER**

REQUIRES WORK AND HAS THE POTENTIAL TO EXTEND. ENQUIRE ONLINE TODAY!

FREEHOLD | Semi Detached | Council Tax Band: B | EPC:D | In Need of Internal Décor & Flooring | Back Garden | Corner Plot with Detached Garage | Chain Free & Sold with Vacant Possession | Close to the Hospital & Local Amenities | Close to Victoria Shopping Centre, local bus routes and a range of Eateries | Close to West Park | Central Heating & Double Glazing |

**01274 498855**

[admin@dinsdalesestates.co.uk](mailto:admin@dinsdalesestates.co.uk)

**DINSDALES ESTATES**

SALES, LETTINGS & PROPERTY MANAGEMENT

## SEMI DETACHED FOR SALE IN BD8

DINSDALES ESTATES PRESENTS THIS SEMI DETACHED ON A CORNER PLOT IN BD8. We feel this would be suited to a family.

Council Tax Band: B (City of Bradford Metropolitan District Council)  
Tenure: Freehold  
Parking options: Driveway, Garage  
Garden details: Enclosed Garden  
Electricity supply: Mains  
Heating: Gas Mains  
Water supply: Mains  
Sewerage: Mains  
Accessibility measures: Not suitable for wheelchair users

### Directions

From our office head up Thornton Road and turn right at Four Lane Ends traffic lights on to Allerton Road. At the second mini roundabout turn right on to Squire Lane. Lingwood Avenue is the first turning on the right.

### Description

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### Information for Potential Buyers

UPRN 100051187936

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>

### Entrance Hall

w: 1.23m x l: 1.29m (w: 4' 1" x l: 4' 3")

A Upvc entrance door, radiator, coat hooks, alarm panel, smoke detector and heating thermostat.

### Lounge

w: 4.21m x l: 4.09m (w: 13' 10" x l: 13' 5")

The room size includes the double glazed bay window, a radiator, two alcoves and sliding doors to the dining room.

### Second Reception

w: 2.99m x l: 3.12m (w: 9' 10" x l: 10' 3")

A rear facing room with a double glazed window, radiator and sliding doors to the lounge and kitchen.

### Kitchen

w: 2.21m x l: 2.88m (w: 7' 3" x l: 9' 5")

With two double glazed windows and a Upvc side entrance door. A smoke detector, lino look flooring, part tiled walls and a dome light fitting. A range of white wall and base units with a brown marble effect work surface, stainless steel sink with a mixer tap, plumbing for a washing machine and the electric supply for a free standing oven. With a sliding door to an under stairs pantry style cupboard housing the electric fuse board and built in shelving. The gas meter is situated beneath the sink unit.

### Landing

w: 1.79m x l: 2.49m (w: 5' 10" x l: 8' 2")

A smoke detector, double glazed window and loft hatch.

### Bedroom 1

w: 3.19m x l: 3.5m (w: 10' 6" x l: 11' 6")

The size quoted includes wardrobes. A front facing bedroom with a double glazed window, radiator and built in wardrobes with hanging rails and shelving.

### Bedroom 2



w: 3.19m x l: 3.23m (w: 10' 6" x l: 10' 7")

The size quoted includes wardrobes. A rear facing Bedroom with a double glazed window, radiator, and built in wardrobes with rails and shelving.

### Bedroom 3

w: 1.85m x l: 2.03m (w: 6' 1" x l: 6' 8")

A front facing bedroom with the stair hub. A double glazed window and a radiator.

### Bathroom

w: 1.81m x l: 2.36m (w: 5' 11" x l: 7' 9")

A frosted double glazed window, radiator, dome ceiling light, part tiled walls and lino look flooring. A three piece white bathroom suite with an over bath tap fed shower and rail. A built in cupboard housing the Worcester combination boiler.

### Garage

A detached concrete pebbledash panelled garage with an up and over door and a single glazed window.

### Outside

A corner plot garden with the scope to extend. To the front is a spacious tiered garden with lawn and established shrubbery and a tarmac drive leading to the detached garage. To the side there is the electric meter cupboard, outside lighting and a flagged pathway. To the rear is a small private garden with a lawn and established plants.

### 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 B £1814.59 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.

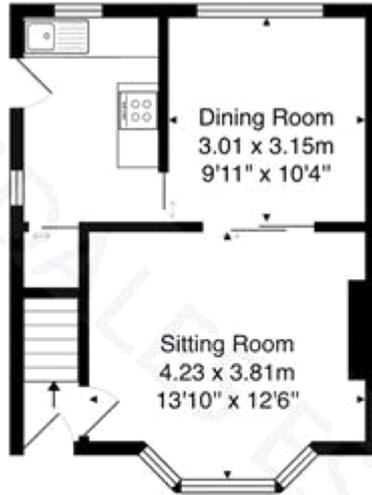
### Mortgage Advise & Insurance

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, 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.





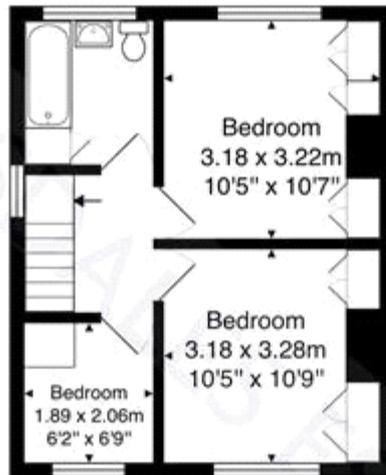
Ground Floor

Total Area: 69.5 m<sup>2</sup> ... 749 ft<sup>2</sup>

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.

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First Floor

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)		
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>	<b>66</b>	
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.