



Barnby Avenue, Bradford

£135,000 Freehold

LOOKING FOR A MODERN STYLE HOME? - ENQUIRE ONLINE TODAY!

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DINSDALES ESTATES

SALES, LETTINGS & PROPERTY MANAGEMENT

DINSDALES ESTATES PRESENTS THIS MODERN SEMI DETACHED IN LOWER GRANGE, BD8. We feel this would suit a First Time Buyer.

Council Tax Band: A (City of Bradford Metropolitan District Council)
Tenure: Freehold
Garden details: Front Garden, Rear Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains

Directions

From our office head up Thornton Road. Turn right onto Rhodesway, then turn left onto Herschel Road, then right onto Barnby Avenue.

Description

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Information for Potential Buyers

UPRN 100051134653

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

Via a upvc door, a wall heater, consumer unit, two smoke detectors, a double glazed window, stairs to the first floor and textured ceilings.

Lounge

w: 2.71m x l: 3.99m (w: 8' 11" x l: 13' 1")

With an additional alcove and cupboard, a double glazed window, a radiator and textured ceiling.

Kitchen

w: 2.43m x l: 3.67m (w: 8' x l: 12')

With a suite of wall and base units, an inset sink with mixer tap, inset oven, extractor hood and hob, Worcester boiler, a double glazed window, a half glazed upvc door, a radiator, part tiled walls, work surfaces, washable flooring, and detection.

Bathroom

w: 1.72m x l: 1.88m (w: 5' 8" x l: 6' 2")

With a three piece suite. A shower and over bath screen. With fully tiled floor and walls, a frosted double glazed window, a radiator, textured ceiling, coving and an extractor fan.

Bedroom 1

w: 2.66m x l: 3.06m (w: 8' 9" x l: 10')

A double glazed window, a radiator, textured ceiling, tank cupboard, and additional clothes rail area.

Bedroom 2

w: 1.71m x l: 3.41m (w: 5' 7" x l: 11' 2")

With a double glazed window, a radiator and textured ceiling.

Outside

With a lawned front garden, a gated driveway and a part flagged, part lawned rear 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, Vodafone, Three and O2. For other providers we would suggest checking directly with them.

Local Authority

Bradford Council Tax Band A £1555.37 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



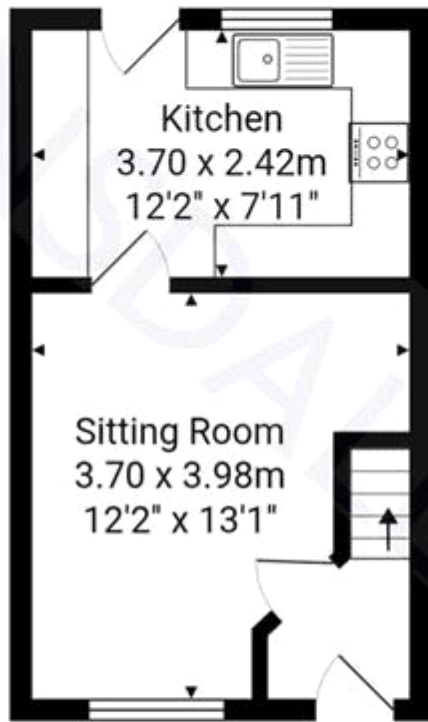
If you are considering selling or letting your property we offer a no obligation market appraisal and would be pleased to discuss your individual requirements. For further information please call a member of our Dinsdales Team.

Mortgage Advise & Insurance

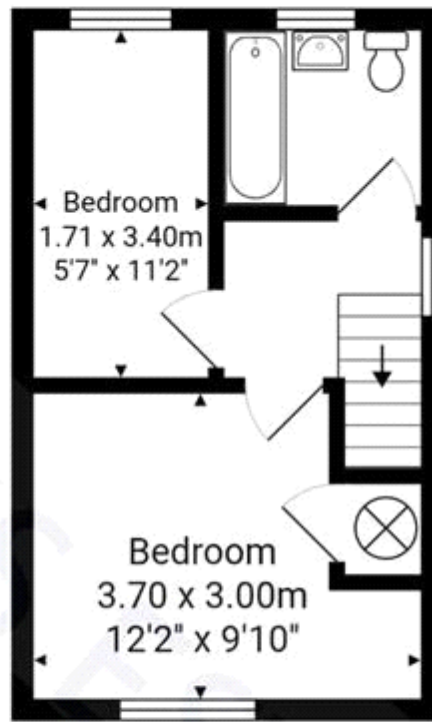
Dinsdales Estates Sales, Lettings and Property Management are keen to stress the importance of seeking independent mortgage advice. This can be arranged through a panel of experienced advisers. Dinsdales can introduce this service and could receive a referral fee from a recommended mortgage company.

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.



Ground Floor



First Floor

Total Area: 49.2 m² ... 529 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.



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 58 | |
| (39-54) E | | |
| (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/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.