



 **DINSDALES**



Alma Street, Cutler Heights, Bradford, BD4 9JE

- Through Terrace ● Two Bedrooms ● Neutral Décor ●
- Chain Free ● Back Porch & Back Garden ●

FREEHOLD | COUNCIL TAX BAND: A | EPC: D

Priced at £82,500

Directions

From our office head down Thornton Road towards the city centre. Turn right onto Godwin Street and continue on to Manchester Road. Turn left onto Croft Street and keep right to stay on Croft Street. Turn slight right onto Shipley Airedale Road and continue on to Wakefield Road (A650). Turn left onto Fenby Avenue, left onto Cutler Heights Lane and left on to Alma Street.

Description

DINSDALES ESTATES ARE PLEASED TO PRESENT THIS THROUGH TERRACE IN BD4. We feel this would make a great home to put your own stamp on.

Lounge 16' 5" x 13' 7" (4.999m x 4.132m)

A UPVC entrance door, two radiators, a double glazed window, ceiling rose and decorative dado rail. An inglenook style fire place which is part tiled with a feature wooden beam and a gas fire (not tested). With two alcoves, double doors opening up to the kitchen, laminate style flooring, a smoke detector and stairs to the first floor.

Kitchen 15' 10" x 6' 3" (4.832m x 1.900m)

A range of cream wall and base units with wood effect work tops. A white sink and mixer tap. With tiled splash backs, plumbing for a washing machine, a gas hob and electric oven and a brushed steel extractor fan. A radiator and door which leads to the cellar. A laminate look tiled flooring, water stop tap, smart meter, air vent and wooden door to the conservatory. A double glazed window and internal single glazed window looking into the conservatory.

Conservatory/Porch 9' 10" x 6' 2" (3.000m x 1.868m)

With wooden single glazed windows and wooden double doors to the rear garden. A tiled roof, spotlights, laminate look flooring, wooden panelled half walls and a radiator.

Cellar 16' 4" x 6' 6" (4.980m x 1.980m)

With low head height with stone shelf and gas, electric meters and electric fuse board.

First Floor Landing 16' 0" x 5' 10" (4.889m x 1.781m)

An L shaped landing with a double glazed fire escape window, a cupboard housing the Pro Exclusive combination boiler. A loft hatch, laminate style flooring and heating thermostat.

Bedroom One 16' 6" x 8' 0" (5.017m x 2.434m)

A front facing bedroom with a double glazed fire escape window, radiator, laminate look flooring and a fixed large desk area.

Bedroom Two 8' 10" x 6' 1" (2.692m x 1.863m)

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

Bathroom 8' 5" x 6' 3" (2.570m x 1.913m)

A three piece white suite with an over bath tap fed shower, part tiled walls, radiator and laminate look flooring.

Outside

A lawned rear garden accessed through the property (in need of some attention). To the front is direct access to the footpath and on road parking.

Information for Potential Buyers

UPRN 100051130349 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>

Utilities & Services

Gas, Electric, Water (not metered) 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 £1479.76 Approx for 2025/2026. Green/Grey bin collection fortnightly on a Thursday. 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 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

Dinsdales Estates

519-521 Thornton Road, Bradford, BD8 9RB

Tel: 01274 498 855

Email: admin@dinsdalesestates.co.uk

Find us on Facebook: Dinsdales Estates

Find us on Instagram: dinsdales_estates