



Farcliffe Place, Bradford

Offers Over £109,000 Freehold

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DINSDALES ESTATES

SALES, LETTINGS & PROPERTY MANAGEMENT

DINSDALES ESTATES ARE PLEASED TO PRESENT THIS THROUGH TERRACE IN BD8. THIS PROPERTY IS IN NEED OF A RENOVATION. This would be well suited to an Investor/Developer.

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

Tenure: Freehold

Parking options: On Street

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Accessibility measures: Not suitable for wheelchair users

Water Metered / stop tap in the cellar - meter and extra stop tap rear

garden floor - no boiler / emersion heater for the water

Meters in the cellar Eon for gas / electric



Description

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Directions

From our office head down Thornton Road. Turn left on to Girlington Road. Turn right on to Duckworth Lane. At the Roundabout take the second exit on to Lilycroft Road. Turn right on to Farcliffe Road and then first left on to Farcliffe Place. The property can be found on the left.

Information for Potential Buyers

UPRN 100051160106

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

w: 1.03m x l: 5.42m (w: 3' 5" x l: 17' 10")

A wooden door with small entrance vestibule with inner door. With wooden floorboards, ceiling coving, coat hooks and stairs to the first floor.

Lounge

w: 4.14m x l: 5.1m (w: 13' 7" x l: 16' 9")

A single glazed wooden bay window, ceiling coving, two alcoves and tiled fire place with hearth and gas fire (not tested).

Kitchen/diner

w: 4.2m x l: 4.96m (w: 13' 9" x l: 16' 3")

With two single glazed wooden windows, floorboards, two alcoves, a tiled hearth and gas fire (not tested). With a built in wall unit, sink base unit with stainless steel sink and splash back tiling. With plumbing for a washing machine and the fixings for a gas cooker.

Hall

w: 1.04m x l: 1.38m (w: 3' 5" x l: 4' 6")

To the rear. A wooden entrance door with top light window and stairs leading down to the cellar.

Cellar Hallway

w: 1.12m x l: 5.32m (w: 3' 8" x l: 17' 6")

With a concrete floor and light leading to three rooms.

Cellar Room One

w: 4.86m x l: 5.42m (w: 15' 11" x l: 17' 9")

A rear facing room with wooden boarded window, water stop tap, strip light, concrete floor & stone shelves.

Cellar Room Two

w: 4.16m x l: 4.28m (w: 13' 8" x l: 14')



A front facing room with a wooden single glazed window, two alcoves, a concrete floor, electric fuse board and meter.

Cellar Room Three

w: 1.07m x l: 3.88m (w: 3' 6" x l: 12' 9")

A smaller room housing the gas meter.

First Floor Landing

w: 2.01m x l: 4.88m (w: 6' 7" x l: 16')

A wooden single glazed window, a walk in store cupboard and shelving area.

Toilet

w: 0.88m x l: 1.39m (w: 2' 11" x l: 4' 7")

A single glazed frosted wooden window, toilet and light.

Bathroom

w: 1.9m x l: 3.51m (w: 6' 3" x l: 11' 6")

A single glazed wooden window, sink built into storage units, a bath with a tap fed shower and shower rail.

Bedroom 1

w: 3.24m x l: 4.87m (w: 10' 8" x l: 16')

A single glazed wooden window, built in storage, decorative fire surround, arched alcove and gas wall heater (not tested).

Bedroom 2

w: 3.24m x l: 4.24m (w: 10' 8" x l: 13' 11")

Front facing with a single glazed window and two alcoves.

Second Floor Landing

w: 2.07m x l: 4.26m (w: 6' 10" x l: 14')

A small single glazed roof light window, a hand rail and a good sized walk in store with light.

Bedroom 3

w: 2.61m x l: 3.28m (w: 8' 7" x l: 10' 9")

With retracted head height and single glazed roof window. With built in base units with a sink.

Bedroom 4

w: 2.26m x l: 2.72m (w: 7' 5" x l: 8' 11")

A single glazed roof window.

Bedroom 5

w: 4.86m x l: 5.36m (w: 15' 11" x l: 17' 7")

A dorma style single glazed wooden window and beams to the ceiling (roof repairs would be required).

Outside

On road parking to the front with a raised flagged garden. To the rear is a flat low maintenance yard (can provide off road parking) and a detached garage (in need of repair).

Local Authority

Bradford Council Tax Band C £2073.83 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.

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.

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.

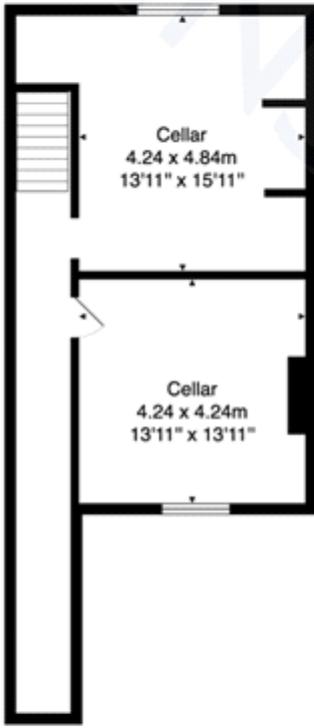
Mortgage Advise & Insurance

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.

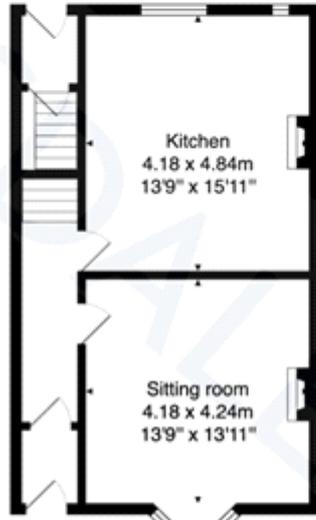


Consumer Protection

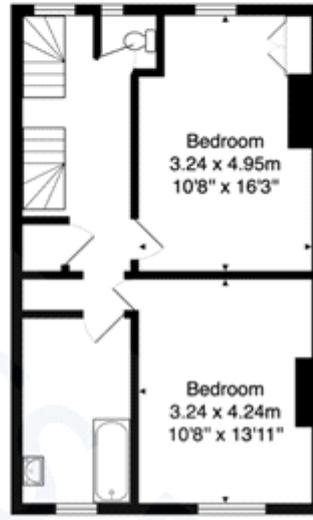
We are providing these details in good faith, to the best of our ability, by obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property. Upon request we can provide you with an electronic copy of the Property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



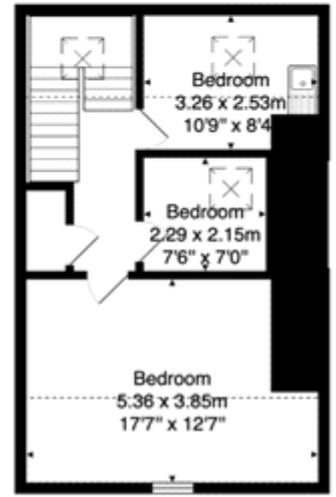
Lower Ground Floor
Area: 54.1 m² ... 583 ft²



Ground Floor
Area: 50.2 m² ... 540 ft²



First Floor
Area: 50.1 m² ... 539 ft²



Second Floor
Area: 45.9 m² ... 494 ft²

Total Area: 200.3 m² ... 2156 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.

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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	43
(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.