



Grape Street, Allerton, Bradford, BD15 7RE

- Mid Back to Back Terrace ● Two Bedrooms ● Village Location ●
- Useful Cellar & Enclosed Garden ●

FREEHOLD / COUNCIL TAX BAND:C / EPC:C

Priced at £104,500

Directions

From our office head up Thornton Road towards the traffic lights at Four Lane Ends. Turn right on to Allerton Road. Follow the road to the mini roundabout and carry on forward staying on Allerton Road. At the next bend take your second right onto Grape Street.

Description

DINSDALES ESTATES PRESENTS THIS MID TERRACE IN ALLERTON, BD15.
GREAT VILLAGE LOCATION - ENQUIRE ON LINE TODAY!

Information for Potential Buyers

UPRN 100051166536 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>

Lounge 16' 2" x 13' 6" (4.916m x 4.117m)

A double glazed window, two alcoves, three wall lights, a white Adam style fire surround and hearth, ceiling coving, radiator, and a Upvc front door.

Kitchen 12' 6" x 5' 2" (3.817m x 1.566m)

A double glazed window and a range of maple effect wall and base units with work surface. A stainless steel sink and mixer tap, plumbing for a washing machine and a Worcester combination boiler. A gas connection for a free standing oven, a ceiling strip light, lino look flooring, radiator and stairs leading to the cellar and the first floor.

Cellar 20' 1" x 14' 10" (6.128m x 4.527m)

In two parts and is a useable space with a double glazed window. The walls have been tanked and plastered with a concrete floor and stone steps. There is a stone built fire place with a pot belly stove (not tested). A wall unit holding the main electric power fuse board/meter, a smoke detector, feature beams and ceiling strip light. Both utility meters are pay as you go card and keys. A small separate store and stone shelved area.

Landing/Stairs 5' 8" x 4' 5" (1.728m x 1.356m)

An L shaped landing with textured walls and ceiling, smoke detector and hand rail.

Bedroom One 15' 9" x 11' 1" (4.790m x 3.385m)

A double glazed window, two alcoves, a radiator and a false ceiling with spot lights. With a laminate look flooring and TV / internet points.

Bedroom Two 12' 7" x 4' 3" (3.837m x 1.286m)

A smaller than average second bedroom with a double glazed window, textured ceiling, radiator, over stairs storage and laminate look flooring.

Bathroom 9' 10" x 4' 3" (2.987m x 1.308m)

A double glazed window, textured ceiling, three piece white bathroom suite with a Hydro electric over bath shower and glass screen. A radiator, dome ceiling light and fully tiled walls and floor.

Outside

A walled/fenced low maintenance flagged garden. With stone steps for access to the property, outside water tap and on road parking.

Utilities & Services

Gas, Electric, Water and Drainage. (Gas & Electric are pay as you go card/ key) 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 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 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

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