



Lingwood Avenue, Bradford, BD8 9PR

- Semi Detached with Corner Plot ● Three Bedrooms ● Two Receptions●
- Gardens & Garage ●

FREEHOLD | COUNCIL TAX BAND: B | EPC: D

Priced at £189,995

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

DINSDALES ESTATES PRESENTS THIS SEMI DETACHED ON A CORNER PLOT IN BD8. REQUIRES WORK AND HAS THE POTENTIAL TO EXTEND.

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 4' 3" x 4' 1" (1.290m x 1.232m)

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

Lounge 13' 5" x 13' 10" (4.087m x 4.210m)

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

Second reception/Dining Room 10' 3" x 9' 10" (3.116m x 2.991m)

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

Kitchen 9' 5" x 7' 3" (2.875m x 2.214m)

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 8' 2" x 5' 10" (2.491m x 1.788m)

A smoke detector, double glazed window and loft hatch.

Bedroom One 11' 6" x 10' 6" (3.499m x 3.188m)

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 Two 10' 7" x 10' 6" (3.229m x 3.190m)

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

Bedroom Three 6' 8" x 6' 1" (2.027m x 1.847m)

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

Bathroom 7' 9" x 6' 0" (2.363m x 1.841m)

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 £1726.38 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

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](https://www.instagram.com/dinsdales_estates)