



**Allerton Road, Four Lane Ends, Bradford, BD8 0BJ**

- **Through Terrace ● Two Bedrooms ● Low Maintenance Gardens ●**
- **Double Glazing & Gas Central Heating ●**
- FREEHOLD / COUNCIL TAX BAND: A / EPC: E**
- Priced at £95,000**

### Directions

From our office - on foot. Cross at the crossing and head up Thornton Road. At Four Lane Ends traffic lights turn right on to Allerton Road. The property can be found on the right opposite the allotments.

### Description

DINSDALES ESTATES PRESENTS THIS THROUGH TERRACE ON ALLERTON ROAD. FIRST HOME OR INVESTMENT RENTAL PROPERTY? ENQUIRE ONLINE TODAY!

### Information for Potential Buyers

As a buyer you will need to take into consideration that Stamp Duty maybe payable by you on any property purchase. If unsure please call our office for further details.

### Utility Room 6' 5" x 4' 9" (1.968m x 1.456m)

A double glazed window, textured ceiling, stainless steel sink and a base unit/work top and plumbing for a washing machine. With stairs leading to the cellar, part tiled walls, lino look flooring and a Glow Worm combination boiler.

### Cellar 12' 0" x 6' 3" (3.653m x 1.894m)

A useful cellar comprising of two rooms with stone floors, shelves, gas/electric meters and the electric fuse board.

### Kitchen 11' 9" x 11' 6" (3.593m x 3.516m)

A double glazed window and a wooden rear door with a top window. A built in cupboard, alcove and a range of wall and base units. A gas hob, electric oven and extractor fan, part tiled walls, a radiator, lino look flooring, ceiling rose and decorative coving. With stairs leading to the first floor.

### Lounge 14' 9" x 12' 1" (4.495m x 3.685m)

A double glazed window and Upvc door. With two alcoves, a marble effect fire surround and hearth with an electric fire. A smoke detector, ceiling light and fan, decorative coving and house alarm.

### Landing and Stairs 14' 9" x 5' 6" (4.494m x 1.664m)

A double glazed window, smoke detector, carbon monoxide detector, stairs and banister/handrails and a built in shelf.

### Bedroom One 14' 9" x 12' 0" (4.503m x 3.670m)

A front facing good sized double bedroom with a double glazed window, radiator and two alcoves.

### Bedroom Two 15' 1" x 7' 0" (4.593m x 2.128m)

A good sized front facing second bedroom with a double glazed window, radiator, cupboard and loft access.

### Bath and Shower Room 11' 7" x 8' 11" (3.525m x 2.713m)

A large room with a four piece suite comprising of a bath with mixer tap shower. A glass shower enclosure with thermostatic shower, large hand basin set in a white gloss vanity unit. A low flush toilet, part tiled walls, lino look flooring, a radiator, a double glazed frosted window and built in store cupboard.

### Externally

On road parking to the front with a gated raised flagged and gravel small garden. The rear garden is accessed through a locked and gated shared passageway. A low maintenance walled and enclosed flagged garden with raised flower beds and a stone built store.

### 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.

### Local Authority

Bradford Council Tax Band A £1353.75 Approx for 2024/2025. 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, in 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 under the consumer protection regulations. 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](http://www.dinsdalesestates.co.uk)

Dinsdales Estates

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