



Marley Close, Fairweather Green, Bradford, BD8 0LS

● Semi Detached Bungalow ● Four Bedrooms ● Driveway ●
● Good Sized Back Garden ●

FREEHOLD /COUNCIL TAX BAND: B / EPC: D

Priced at £149,500

Directions

From our office head up Thornton Road, go straight on at Four Lane Ends traffic lights. Take the second turn on the right onto Olive Grove. At the end of the Grove go straight across onto Ings Way. Follow it round to the left and turn right onto Templars Way. Marley Close can be found on the left.

Description

DINSDALES ESTATES PRESENTS THIS FAMILY BUNGALOW IN FAIRWEATHER GREEN - IN NEED OF LOVE AND ATTENTION. ENQUIRE ON LINE 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.

Rear Entrance Porch 8' 4" x 4' 7" (2.537m x 1.385m)

A UPVc porch/utility room with double glazed windows and door. A radiator, work surface, electrics, plumbing for a washing machine and laminate look flooring.

Dining Kitchen 13' 0" x 9' 0" (3.954m x 2.736m)

With maple effect wall and base units with a sparkle effect work surface. A stainless steel sink with mixer tap. A Vaillant combination boiler, part tiled walls, plumbing for a free standing gas oven and washing machine. Laminate look flooring, radiator, air vent and a stainless steel extractor fan.

Lounge 12' 10" x 12' 8" (3.910m x 3.865m)

With two alcoves, marble effect feature fire place with a living flame gas fire, radiator and a double glazed window.

Hallway 16' 3" x 8' 8" (4.949m x 2.644m)

The hall size is at the widest point. A Upvc entrance door, smoke detector, heating thermostat, radiator and stairs leading to first floor.

Bedroom One (Ground Floor) 8' 11" x 10' 11" (2.708m x 3.333m)

A double glazed window, radiator and fitted wardrobes and cupboards.

Bedroom Two (Ground Floor) 9' 5" x 9' 0" (2.878m x 2.741m)

A radiator and double glazed window.

Bathroom 7' 3" x 5' 7" (2.211m x 1.713m)

A double glazed window, radiator, a three piece bathroom suite, a thermostatic bar shower and folding glass screen, part tiled/part cladded walls, extractor fan, laminate style tile effect flooring and a built in store cupboard.

First Floor Landing

A smoke detector.

Bedroom Three (Attic) 11' 11" x 9' 11" (3.627m x 3.010m)

Planning has previously been granted for a Dorma window (expired) . With two Velux windows, a radiator and under eaves storage.

Bedroom Four (Attic) 9' 7" x 9' 6" (2.928m x 2.885m)

Planning had previously been granted for a Dorma window and gable to the roofline (expired). This room has restricted head height in parts. With two Velux windows, two radiators, built in cupboards and under eaves storage.

Outside

A lawned and low maintenance front garden with a block paved driveway for a couple of vehicles. To the side is a detached garage with power and water. To the rear is a good sized multi level garden in need of care and maintenance. Planning previously granted for a single storey extension (expired).

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 and O2.

Local Authority

Bradford Council Tax Band B £1579.38 Approx for 2024/2025. Green/Grey bin collection fortnightly on a Tuesday.

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

Dinsdales Estates

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