



SORRY I'M SOLD!



Rosetta Drive, Four Lane Ends, Bradford, BD8 9SA

• Semi Detached • Three Bedrooms • Quiet Cul De Sac Position •

EPC: E

Asking Price £194,949

 **safeagent**



Directions

From our office head up Thornton Road. Turn left on to Cemetery Road and first right on to Rosetta Drive. The property can be found on the right.

Description

DINSDALES ESTATES PRESENTS THIS LARGE FAMILY HOME. We would recommend this property to a couple looking to take that next step to finding roots to grow their family.

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.

Entrance Hallway

UPVc door and alarm sensor.

Lounge 12' 10" x 12' 4" (3.916m x 3.758m)

A double glazed bay window, a radiator, two alcoves, an Oak feature door and tv / internet sockets. A stone effect fire surround & hearth with a brushed stainless steel living flame gas fire.

Second Reception 12' 11" x 11' 7" (3.929m x 3.537m)

Two double glazed windows, a wall mounted gas fire, two alcoves, laminate style flooring, a radiator, an under stairs pantry with shelves and wooden internal doors.

Kitchen 9' 11" x 6' 4" (3.023m x 1.918m)

A UPVc composite rear door, three double glazed windows, a panel ceiling and a four way spot light. A range of maple effect wall and base units, work tops, a stainless steel sink and mixer tap. An Aristotle combination boiler, plumbing for a washing machine. A stainless steel electric oven and gas hob, splash back wall tiles and lino look flooring.

Landing 11' 10" x 4' 5" (3.614m x 1.336m)

With a smoke detector, a loft hatch, a radiator and an alarm key pad.

Bathroom 9' 7" x 4' 6" (2.915m x 1.378m)

A double glazed window, a stainless steel towel radiator, two fully tiled walls and a tiled floor. A white hand basin and bath with an over bath electric shower and curtain. A built in full length store cupboard, ceiling spotlights and air vent.

Bedroom One 13' 9" x 11' 2" (4.185m x 3.410m)

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

Bedroom Two 12' 7" x 8' 2" (3.838m x 2.496m)

A corner bedroom with views to both sides of the property. Two double glazed windows and a radiator.

Bedroom Three 10' 4" x 8' 3" (3.137m x 2.514m)

(Size includes the wardrobe space) An L shaped bedroom with a double glazed window band built in wardrobes with sliding mirror doors.

Garage

A pebble dashed detached garage with an up and over door.

Gardens

Gated and fenced to all sides. A gated tarmac driveway for several vehicles and low maintenance lawned gardens to the front and rear.

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 Vodafone and O2.

Local Authority

Bradford Council Tax Band B £1382.55 for 2021/2022. 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 and Safe Agent.

www.dinsdalesestates.co.uk

Dinsdales Estates

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