



Langbar Avenue, Bradford, BD9 6JP

- Semi Detached ● Two Bedrooms with an Attic Room ● Modern ●
- Corner Plot with Potential to Extend ● Garage & Driveway ●

FREEHOLD / COUNCIL TAX BAND: A / EPC: D

Priced at £130,000

Directions

From our office on Thornton Road continue to Four Lane Ends traffic lights and turn right onto Allerton Road. Continue at the first mini roundabout and then turn right at the second one onto Squire Lane. At the top turn left and take the first right after the hospital onto Daisy Hill Lane. Continue over the hill and then take the first left after the hospital onto Lynfield Drive. Turn first right on to Sowden Road. Langbar Avenue can be found on the right.

Description

DINSDALES ESTATES PRESENTS THIS SEMI DETACHED IN HEATON. Set on a corner plot we feel this property could be extended. Looking for a home that could grow with your family? ENQUIRE ONLINE TODAY!

Kitchen Hallway 6' 2" x 3' 2" (1.885m x 0.958m)

Upvc door and doors leading to a downstairs toilet, under stairs store and the kitchen.

Front Entrance Hall 6' 6" x 5' 1" (1.971m x 1.556m)

A Upvc entrance door, coat hooks, smoke detector, stairs to the first floor and a mid landing with a double glazed window.

Reception 12' 10" x 12' 2" (3.920m x 3.720m)

Two double glazed windows, a radiator, a wall mounted living flame gas burning fire and two alcoves,

Dining Kitchen 13' 2" x 7' 10" (4.003m x 2.394m)

Two double glazed windows, part tiled walls and a tiled floor. A range of white wall and base units with pelmet spotlights and a work surface. A stainless steel sink with mixer tap, an integrated electric oven and six burner stainless steel gas hob and extractor fan. Plumbing for a washing machine, radiator, and two sets of six spotlights.

Downstairs Toilet 4' 6" x 2' 4" (1.377m x 0.721m)

A tiled floor, Upvc panelled walls, a low flush white toilet, double glazed window and hand held shower attachment.

Pantry Store 7' 6" x 2' 10" (2.288m x 0.859m)

An under stairs pantry with shelving, a light and lino look flooring.

Bedroom One 15' 6" x 9' 3" (4.722m x 2.824m)

A front facing double bedroom with two double glazed windows, a radiator, a double fitted wardrobe and a full wall of fitted wardrobes, natural wooden flooring, smoke detector and ceiling spot lights.

Bedroom Two 11' 2" x 8' 8" (3.398m x 2.642m)

A rear facing double bedroom with a double glazed window and a radiator. With Wooden floor and ceiling spot light. Access to the loft room is via a pull down ladder. In our opinion, this bedroom could be closed off and a stair case could be created to potentially create a third bedroom (subject to the relevant planning consent).

Attic Room 14' 4" x 13' 1" (4.363m x 3.995m)

Accessed via a pull down ladder from bedroom two. With limited head height in places, three Velux windows and a radiator.

Bathroom 9' 0" x 7' 1" (2.740m x 2.166m)

A tastefully designed bathroom with a double glazed window and fully tiled walls/floor. A chrome towel radiator, a three piece white modern bathroom suite with a thermostatic bar over bath shower and glass screen. An illuminated glass bathroom cabinet and a cupboard with shelves housing the Worcester gas combination boiler.

Outside

A Good sized corner plot with the potential to extend - subject to relevant planning. A gated and secure garden with a driveway and detached garage. With established trees and shrubs with a lawn to the front and a concrete/flagged low maintenance triangular garden to the rear.

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.

Utilities and 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 and O2.

Local Authority

Bradford Council Tax Band A £1289.62 Approx for 2023/2024. Green/Grey bin collection fortnightly on a Wednesday.

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 and 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

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)