



# ***SORRY I'M SOLD!***



**Squire Lane, Bradford, BD8 9PS**

• Semi Detached • Two Bedroom • Achieving £420 PCM • Close to the Hospital •  
**EPC:D**

**Asking Price £115,000**



### Description

DINSDALES ESTATES PRESENTS THIS TWO BEDROOM SEMI DETACHED LOCATED NEAR THE BRI. Can be sold with vacant possession & is currently tenanted achieving £420 on a monthly basis. Briefly comprising of an entrance hall, lounge, kitchen diner, rear hallway, and storeroom. To the first floor there is a separate bathroom and toilet, a good sized rear bedroom and a front bedroom split into two areas. This bedroom would convert into two bedrooms with minimal work involved creating a three bedroom property. Externally there is an open aspect front garden and on road permit parking. To the rear is an good sized fenced tiered lawn /patio garden. The property has double glazing, central heating and a house alarm. EPC: D.

### Directions

From our offices on Thornton Road continue to Four Lane Ends traffic lights and turn right on to Allerton Road. Continue across the first mini roundabout but manoeuvre to turn right at the second mini roundabout to turn on to Squire Lane. You will find the property by our for sale sign on the right hand side of the road.

### 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 Hall

Entrance via a composite door, a radiator, alarm panel and smoke detector.

### Lounge 13' 6" x 12' 2" (4.126m x 3.714m)

A double glazed window, radiator, two alcoves, a wall mounted gas fire, a decorative dado rail and laminate style flooring.

### Dining Kitchen 12' 5" x 9' 5" (3.790m x 2.882m)

A range of wall and base units with a worksurface and stainless steel sink. Splash back tiling, gas connection for a free standing gas cooker, plumbing for a washing machine and an air vent. A double glazed window and a walk in cupboard housing the Vokera combination boiler.

### Rear Hall & Store Room 9' 5" x 4' 4" (2.882m x 1.330m)

A composite entrance door, radiator, linoleum style flooring and an extra walk in cupboard/cloak room.

### First Floor Landing

A built in store cupboard and loft access.

### Toilet 5' 7" x 2' 7" (1.696m x 0.795m)

A double glazed window, toilet, radiator, linoleum style flooring and an air vent.

### Bathroom 5' 7" x 4' 11" (1.714m x 1.496m)

A double glazed window, a radiator, bath, sink, an over bath tap fed shower and rail/curtain.

### Front Bedroom One - First divided Room 9' 8" x 9' 6" (2.940m x 2.890m)

The main section of the divided room has a double glazed window and a radiator.

### Front Bedroom - Part Two 9' 5" x 7' 1" (2.868m x 2.149m)

An L shaped room with a double glazed window and over stairs storage.

### Rear Bedroom 12' 5" x 10' 6" (3.787m x 3.212m)

A double glazed window radiator and a suite of built in wardrobes.

### Externally

To the front is an open lawned area with a footpath to access all properties. To the rear is an enclosed elevated garden which is lawned and has a patio area.

### Utilities & Services

Gas, Electric, Water and Drainage. Green/Grey bin collection fortnightly on a Tuesday. According to their websites both Sky and Virgin Media are available in this area.

### Local Authority

Bradford Council Tax Band A £1185.05 Approx for 2021/2022

### 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 01274 498855.

### Mortgage & 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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