



Park Hill Close, Bradford, BD8 0DG

- Semi Detached ● Three Bedrooms ● Two Receptions ●
 - Neutral Interior ● Driveway & Gardens ●
- FREEHOLD / COUNCIL TAX BAND: C / EPC: D***
Priced at £185,000

Directions

From our office head up Thornton Road, go straight ahead at Four Lane Ends Traffic lights. After approximately one mile turn right on to Rhodesway. Continue past Dixons Allerton Academy on the left. Take the next turning on the left on to Park Hill Drive then take the first turn on the right on to Park Hill Close. The property can be found on the left.

Description

DINSDALES ESTATES ARE PLEASED TO PRESENT THIS THREE BED SEMI DETACHED IN ALLERTON, BD8. A FAMILY SIZED HOME, GREAT LOCATION, ENQUIRE ONLINE TODAY!

Information for Potential Buyers

UPRN 100051203491 We will initially check you are in a position to buy and if your offer is accepted we verify your identity, address, and the legitimate source of your funds to prevent money laundering. As a buyer you will need to take into consideration that Stamp Duty maybe payable by you on any property purchase. Please use this link <https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro>

Entrance Hallway 12' 2" x 5' 5" (3.708m x 1.641m)

A Upvc entrance door with side double glazed windows, alarm panel, a smoke detector, decorative dado rail, radiator and doors to the kitchen and lounge with stairs leading to the first floor.

Lounge 16' 3" x 12' 1" (4.942m x 3.688m)

A double glazed bow window, radiator, ceiling coving and a wood/marble effect fire surround and hearth with a living flame gas fire. With two alcoves, tv aerial, three wall lights and sliding doors leading into the second reception/dining room.

Second Reception/Dining 11' 11" x 10' 6" (3.622m x 3.190m)

A radiator, two alcoves, ceiling coving and a sliding patio door leading to the lean to conservatory/sunroom.

Conservatory/Sunroom 12' 9" x 8' 3" (3.880m x 2.519m)

A glass to floor conservatory with laminate look flooring and access to the rear garden.

Kitchen 11' 9" x 7' 6" (3.576m x 2.278m)

With two double glazed windows, a three way ceiling spot light, a range of white wall and base units with work surface. With part tiled walls and laminate look flooring. A stainless steel sink with mixer tap, plumbing for a washing machine and dish washer, four burner gas hob with extractor fan and twin electric oven. The electric fuse board and smart meter are situated below the oven housing. With an over door electric blow heater and remote smart meter control.

Landing and Stairs 10' 4" x 7' 10" (3.154m x 2.391m)

A double glazed window on the half landing, loft hatch, smoke detector and spindle banister.

Bedroom One 15' 4" x 10' 0" (4.667m x 3.059m)

A front facing bedroom with a double glazed bow window. With laminate look flooring and a range of fitted bedroom furniture including wardrobes, dressing table, over bed storage and illuminated glass display unit.

Bedroom Two 11' 6" x 10' 0" (3.504m x 3.059m)

A rear facing bedroom. With a double glazed window, built in wardrobes, dressing table and radiator.

Bedroom Three 9' 10" x 7' 5" (2.991m x 2.265m)

A front facing good sized third bedroom with a double glazed window, radiator, built in shelving, laminate look flooring and alarm panel power box.

Bathroom 6' 10" x 6' 0" (2.093m x 1.829m)

A frosted double glazed window, part tiled/ part wooden panelled walls. A white hand basin set in a good sized vanity and wall unit. A chrome heated towel radiator, laminate look flooring, ceiling dome light and white bath with a Triton over bath electric shower, rail and curtain.

Toilet 5' 4" x 3' 3" (1.625m x 0.989m)

With the potential to knock through to create one larger bathroom. A frosted double glazed window, air vent, low flush toilet, laminate look flooring and dome light.

Outside

To the rear is a well established lawned garden with a raised flagged patio area and wooden hut. To the side is the gas meter and gated access to the rear with an outside store which houses the Vokera combination boiler. To the front is a walled and gated lawned garden with a flagged drive for at least two vehicles.

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. For other providers we would suggest checking directly with them.

Local Authority

Bradford Council Tax Band C £1973.00 Approx for 2025/2026. 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, by 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. 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

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