



# **SORRY I'M SOLD!**



**Brindle Close, Allerton, Bradford, BD15 7UB**

• Semi Detached • Three Bedrooms • Gardens & Driveway • Tenanted •

**EPC: C**

**Asking Price £138,000**



## Directions

From our office on Thornton Road, travel in the direction of Thornton, turn right at Bell Dean Road, left into Bracewell Avenue, first left into Chelwood Drive and take the second left into Brindle Close.

## Description

Offered for sale this modern three bedroom semi detached property in Allerton. Briefly comprising of an entrance hall, downstairs toilet, a lounge, dining kitchen, three bedrooms and a bathroom. Externally there are lawned gardens to the front and rear with a tarmac driveway.

## 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

Composite door, radiator, stairs to the first floor, smoke detector and heating thermostat.

### Lounge 13' 7" x 12' 2" (4.132m x 3.696m)

A double glazed window, radiator, under stairs store cupboard, sliding doors leading to the dining kitchen.

### Dining Kitchen 15' 2" x 10' 8" (4.617m x 3.250m)

A double glazed window, patio doors, radiator, two ceiling lights, plumbing for a washing machine. A white gas hob / electric oven, part tiled walls, carpet to the dining room area and lino style flooring to the kitchen. A stainless steel sink with a mixer tap, an extractor fan and a Feroll combination boiler.

### Downstairs Toilet 4' 7" x 2' 11" (1.408m x 0.892m)

A double glazed window, radiator, hand basin and toilet.

### Bedroom One 13' 6" x 8' 1" (4.115m x 2.462m)

Front facing bedroom with a double glazed window and a radiator.

### Bedroom Two 11' 1" x 8' 7" (3.378m x 2.615m)

A rear facing bedroom with a double glazed window and a radiator.

### Bedroom Three 8' 9" x 6' 4" (2.672m x 1.918m)

A front facing window, radiator and an over stairs store cupboard.

## Bathroom 6' 4" x 6' 1" (1.921m x 1.845m)

A double glazed window, a three piece white bathroom suite, lino style flooring, part tiled walls, thermostatic bar shower, glass shower screen, extractor fan and a radiator.

## Externally

An enclosed rear garden with a lawn and patio area. To the front a walled/gated garden with a lawn and tarmac driveway.

## Utilities and Services

Gas, Electric, Water and Drainage. According to their websites Sky and BT are available in this area. According to their websites there's good mobile coverage for EE, Vodafone, Three and O2.

## Local Authority

Bradford Council Tax Band C £1633.23 Approx for 2022/2023  
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 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 and Safe Agent.

**www.dinsdalesestates.co.uk**

**Dinsdales Estates**

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