



NOW COMPLETED!



Independent Street, Great Horton, Bradford, BD5 9DA

• Rear Character Cottage • Two Bedrooms • Driveway •

EPC: E

Offers in Excess of £59,950



Directions

From our office head down Thornton Road and turn right on to Ingleby Road at the second set of traffic lights. The road then turns in to All Saints Road continue straight on. Turn right on to Laisteridge Lane then Left on to Horton Park Avenue. Turn right on to Little Horton Lane then left on to Back Smith Row. Independent Street is on the right.

Description

Dinsdales Estates are please to offer for sale this two bedroom through by light rear cottage with a driveway. Featuring double glazing and an Ideal Improvement property. Briefly comprising of a lounge, kitchen, cellar, two bedrooms and a bathroom. Externally there is a large enclosed garden. Would suit an investor or first time buyer. Please note this property does not have central heating. EPC E.

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 4' 2" x 4' 7" (1.272m x 1.385m)

A Upvc door, coat hooks and an alarm panel. Tiled floor.

Lounge/Diner 16' 1" x 13' 5" (4.902m x 4.085m)

L shaped room with two double glazed windows, two alcoves, a fire surround and a gas fire, phone line, ceiling beam. Smoke detector.

Kitchen 9' 1" x 5' 1" (2.756m x 1.548m)

A double glazed window, a range of wall and base units, work surface, stainless steel sink, part tiled walls, extractor fan, gas and electric socket for a free standing oven, tiled floor, door leading to a cellar.

Landing/Stairs 5' 7" x 10' 2" (1.700m x 3.108m)

L shaped landing with a Britony hot water boiler and plumbing for a washing machine. Smoke detector and loft hatch.

Cellar

Two rooms with light housing the electric fuse board and smart meters.

Bedroom One 10' 4" x 11' 6" (3.147m x 3.5m)

Double glazed window and feature wrought iron fireplace (not tested). Laminate style flooring.

Bedroom Two 10' 11" x 5' 8" (3.334m x 1.718m)

A double glazed window, laminate style flooring.

Bathroom 5' 11" x 6' 1" (1.812m x 1.863m)

A three piece suite with part tiled walls, laminate style flooring, a thermo bar shower and a double glazed window.

Externally

An off road gated driveway and good sized lawned/paved enclosed garden.

Utilities and Services

Gas, Electric, Water and Drainage According to their websites both Sky and Virgin Media are available in this area.

Local Authority

Bradford Council Tax Band A Approx £1185.05 for 2021/2022. Green bin collection is fortnightly on a Thursday.

Free market Appraisals

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.

Mortgages 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 CS Mortgage Solutions.

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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