



NEW FOR YOU!



Sycamore Avenue, Lidget Green, Bradford, BD7 2QE

● Bungalow ● One Bedroom ● Gardens, Driveway and a Detached Garage ●

EPC: D

Asking Price £79,975



Directions

From our office head up Thornton Road. Turn left at Four Lane Ends traffic lights on to Cemetery Road. Turn Right on to Glenlee Road. Continue to the end, at the T Junction the property is facing you on Sycamore Avenue.

Description

DINSDALES ESTATES PRESENTS THIS ONE BEDROOM BUNGALOW WITH POTENTIAL IN BD7. Entrance hall, lounge, kitchen, double bedroom and a bathroom. Having double glazing, central heating, gardens to the front and rear with a driveway and detached garage. A great investment purchase or a perfect way to get on the property ladder or to come back down for your retirement. Does require work and has the potential to extend. EPC: D.

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 Hallway 12' 5" x 7' 8" (3.783m x 2.331m)

L Shaped hall. Side entrance Upvc door, radiator and pantry cupboard with shelving. Alarm panel and sensor with the electric RCD fuse board. Coat hooks and a smoke detector. Loft access via a pull down ladder. The loft is insulated and part boarded.

Lounge 15' 4" x 10' 0" (4.682m x 3.036m)

L shaped room with a double glazed window, electric fire with wooden surround, radiator, telephone and tv socket.

Kitchen 8' 10" x 6' 6" (2.696m x 1.969m)

A range of white wall & base units. Work tops, extractor fan and a white sink with mixer tap. Vaillant Combi boiler, double glazed window, part tiled walls and lino look flooring. Plumbing for a free standing gas cooker and washing machine.

Bedroom 11' 3" x 8' 8" (3.441m x 2.646m)

A good sized front facing bedroom with a radiator and a double glazed window.

Bathroom 6' 7" x 6' 5" (2.011m x 1.945m)

Three piece white suite with an electric over bath shower and shower rail and curtain. A double glazed window, a four way spot light, radiator, fully tiled walls and lino look flooring.

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, Vodaphone, Three and O2.

Local Authority

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