



# **SORRY I'M SOLD!**



**Jesse Street, Fairweather Green, Bradford, BD8 0JQ**

● Front Terrace ● Two Bedrooms ● Well Presented ● Spacious ●

**EPC: D**

**Asking Price £84,944**



## Directions

From our office, head up Thornton Road towards the traffic lights. Carry on straight forward on Thornton Road, go past Crossley Hall Primary School, turn right onto Jesse Street.

## Description

DINSDALES PRESENTS THIS TWO BEDROOM FRONT BACK TO BACK IN FAIRWEATHER GREEN. Can be sold with vacant possession and would be chain free. With a lounge, kitchen, two bedrooms, a bathroom and a cellar. The property has some lovely features including of an Inglenook fire, feature beams and stained wooden floors. This property is ideally located close to main bus routes, schools and supermarkets. Appealing to all types of buyers including first time buyers or investor.

## 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.

### Lounge 14' 10" x 13' 4" (4.516m x 4.075m)

A Upvc entrance door, double glazed window, two alcoves and an Inglenook fire place with a stone hearth. Two wall lights, a smoke detector and feature wooden ceiling beams. A radiator, house alarm key pad and telephone socket.

### Kitchen 12' 5" x 6' 0" (3.781m x 1.839m)

A double glazed window, fully tiled walls, Lino look flooring, Vaillant combination boiler with a full service history. A range of wood effect wall and base units with granite look tops. A stainless steel sink and mixer, a stainless steel extractor fan, plumbing for gas oven and washing machine. A radiator and access to the cellar. Steps leading down to a store cellar with gas electric meters fuse board and water stop tap.

## Landing

Loft access, three way spot light, natural wooden flooring and a radiator.

### Bedroom One 15' 5" x 13' 5" (4.701m x 4.085m)

Larger than average double bedroom with two alcoves, a double glazed window and natural wooden flooring. A radiator, a four way track light fitting and an alarm panic button.

### Bedroom Two 7' 5" x 5' 7" (2.263m x 1.694m)

A double glazed window, radiator and natural wooden floor.

## Bathroom 15' 5" x 4' 2" (4.702m x 1.270m)

A shapley bathroom with a four piece suite. A modern hand basin, low flush toilet and a large double ended bath with mid point mixer tap. A larger than average shower cubicle with pivot glass door and thermostatic bar shower. Ceiling spot lights, feature tiling. Chrome towel radiator, lino look flooring and a double glazed window.

## Externally

To the rear is a hard standing for the wheelie bins accessed down the shared passage.

## 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 and O2.

## Local Authority

Bradford Council Tax Band A £1224.93 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 & 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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