



DINSDALES



## For Sale - Hollings Street, Bradford, BD8 8PP

- End (Back to Back) Terrace
- Three Bedrooms
- Currently Tenanted
- Can be sold Vacant & Chain Free

**FREEHOLD | EPC: D**

Priced at £92,500

## Directions

From our office head down Thornton Road towards the town centre. After approximately 0.7 of a mile turn left on to Hollings Road and then first left on to Hollings Street.

## Description

DINSDALES ESTATES PRESENTS THIS END TERRACE IN BD8. Perfect first home or investment.

## 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 15' 4" x 11' 2" (4.678m x 3.391m)**

A double glazed window, radiator, two alcoves, ceiling coving/rose and Tv points.

### **Cellar 15' 1" x 11' 0" (4.602m x 3.355m)**

Stone steps and stone floor, double glazed window gas and electric meter - there is a possibility of conversion subject to the relevant planning consent.

### **Kitchen Diner 15' 7" x 12' 2" (4.759m x 3.715m)**

An L shaped kitchen diner with two double glazed windows, a Upvc door and top window, A radiator and a door to the cellar. A range of light Oak effect wall and base units with work surfaces. A breakfast bar, stainless steel sink and mixer tap, a connection for a free standing gas cooker, stainless steel splash back and extractor fan. Plumbing for a washing machine a Vokera combination boiler, part tiled walls, a textured ceiling with coving and laminate style flooring.

### **First Floor Landing 10' 10" x 5' 2" (3.307m x 1.580m)**

A double glazed window, smoke detector, doors to bedrooms and bathroom and stairs leading to the attic.

### **Bedroom One 14' 10" x 11' 8" (4.532m x 3.562m)**

A larger than average master bedroom with a double glazed window, radiator, two alcoves, decorative fire place, textured ceiling and coving. Built in wardrobes.

### **Bedroom Two 12' 10" x 6' 4" (3.902m x 1.922m)**

A double glazed window, radiator and ceiling coving.

### **Bathroom 10' 0" x 5' 2" (3.038m x 1.578m)**

A frosted double glazed window, radiator, a three piece white suite with a tap fed shower with a rail and curtain. Fully tiled walls and lino look floor.

### **Attic Bedroom Three 22' 5" x 10' 0" (6.822m x 3.038m)**

A good sized bedroom with a Velux window, radiator and under eaves storage.

## Outside

This property is an end terrace and as such is set on a corner. There is a small walled/ gated garden to the front which is flagged and low maintenance.

## 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 Vodafone, Three and O2.

## Local Authority

Bradford Council Tax Band A £1289.62 Approx for 2023/2024. 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 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.

**[www.dinsdalesestates.co.uk](http://www.dinsdalesestates.co.uk)**

**Dinsdales Estates**

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