



**Farcliffe Place, Bradford, BD8 8QD**

- Through Terrace • Five Bedrooms • Doer Upper •
- Set over Four Floors • Cellars Ripe for Conversion •

***FREEHOLD | COUNCIL TAX BAND: C | EPC: E***

**Priced at £109,000**

## Description

DINSDALES ESTATES ARE PLEASED TO PRESENT THIS THROUGH TERRACE IN BD8. THIS PROPERTY IS IN NEED OF A RENOVATION. This would be well suited to an Investor/Developer.

## Directions

From our office head down Thornton Road. Turn left on to Girlington Road. Turn right on to Duckworth Lane. At the Roundabout take the second exit on to Lilycroft Road. Turn right on to Farcliffe Road and then first left on to Farcliffe Place. The property can be found on the left.

## Information for Potential Buyers

UPRN 100051160106 We will initially check you are in a position to buy and if your offer is accepted we verify your identity, address, and the legitimate source of your funds to prevent money laundering. As a buyer you will need to take into consideration that Stamp Duty maybe payable by you on any property purchase. Please use this link <https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro>

### Entrance 17' 10" x 3' 5" (5.423m x 1.030m)

A wooden door with small entrance vestibule with inner door. With wooden floorboards, ceiling coving, coat hooks and stairs to the first floor.

### Lounge 16' 9" x 13' 7" (5.099m x 4.144m)

A single glazed wooden bay window, ceiling coving, two alcoves and tiled fire place with hearth and gas fire (not tested).

### Kitchen/Diner 16' 3" x 13' 6" (4.961m x 4.197m)

With two single glazed wooden windows, floorboards, two alcoves, a tiled hearth and gas fire (not tested). With a built in wall unit, sink base unit with stainless steel sink and splash back tiling. With plumbing for a washing machine and the fixings for a gas cooker.

### Rear Hall 4' 6" x 3' 5" (1.376m x 1.039m)

A wooden entrance door with top light window and stairs leading down to the cellar.

### Cellar Hallway 17' 6" x 3' 8" (5.323m x 1.119m)

With a concrete floor and light leading to three rooms.

### Cellar Room One 17' 9" x 15' 11" (5.422m x 4.857m)

A rear facing room with wooden boarded window, water stop tap, strip light, concrete floor & stone shelves.

### Cellar Room Two 14' 0" x 13' 8" (4.275m x 4.158m)

A front facing room with a wooden single glazed window, two alcoves, a concrete floor, electric fuse board and meter.

### Cellar Room Three 12' 9" x 3' 6" (3.878m x 1.070m)

A smaller room housing the gas meter.

### First Floor Landing 16' 0" x 6' 7" (4.876m x 2.013m)

A wooden single glazed window, a walk in store cupboard and shelving area.

### Toilet 4' 7" x 2' 11" (1.387m x 0.879m)

A single glazed frosted wooden window, toilet and light.

### Bathroom 11' 6" x 6' 3" (3.509m x 1.897m)

A single glazed wooden window, sink built into storage units, a bath with a tap fed shower and shower rail.

### Bedroom One 16' 0" x 10' 8" (4.865m x 3.243m)

A single glazed wooden window, built in storage, decorative fire surround, arched alcove and gas wall heater (not tested).

### Bedroom Two 13' 11" x 10' 8" (4.24m x 3.24m)

Front Facing with a single glazed window and two alcoves.

### Second Floor Landing 14' 0" x 6' 10" (4.257m x 2.073m)

A small single glazed roof light window, a hand rail and a good sized walk in store with light.

### Bedroom Three 10' 9" x 8' 7" (3.279m x 2.609m)

With retracted head height and single glazed roof window. With built in base units with a sink.

### Bedroom Four 8' 11" x 7' 5" (2.723m x 2.259m)

A single glazed roof window.

### Bedroom Five 17' 7" x 15' 11" (5.355m x 4.855m)

A dormer style single glazed wooden window and beams to the ceiling (roof repairs would be required).

## Outside

On road parking to the front with a raised flagged garden. To the rear is a flat low maintenance yard (can provide off road parking) and a detached garage (in need of repair).

## 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, Three and O2. For other providers we would suggest checking directly with them.

## Local Authority

Bradford Council Tax Band C £1973.00 Approx for 2025/2026. Green/Grey bin collection fortnightly on a Tuesday. This property is not in a conservation area. The flood risk in this area is low. This property may be in a coal mining area.

## 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, by 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. 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**

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