



SORRY I'M SOLD!



Blackshaw Drive, Buttershaw, Bradford, BD6 2AU

• Ex Metro Semi Detached • Three Bedrooms • Large Gardens •

EPC: D

Offers in Excess of £107,500



Directions

From our office in Thornton Road turn right into Ingleby Road, turn right at Great Horton Road, left at Cooper Lane, slight left at Reevy Road West, turn right at Blackshaw Drive.

Description

This property has bags of potential and would suit a first time buyer or investor alike. Set on a corner plot with a good sized garden with room to extend - subject to the relevant planning consent. The property needs a little bit of cosmetic attention and will make someone a beautiful home.

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.

Porch 6' 3" x 4' 8" (1.902m x 1.435m)

A UPVc porch with double glazing, a tiled floor and two wall lights.

Hallway

Accessed via the porch. Part panelled walls a tiled floor, textured ceiling and a radiator.

Lounge 13' 11" x 11' 8" (4.24m x 3.56m)

An L shaped lounge/diner with a textured ceiling, dado rail, fire surround with inset gas fire, double glazed window and a radiator.

Dining Area 8' 8" x 10' 10" (2.64m x 3.3m)

As part of the lounge, with tiled flooring.

Conservatory 11' 6" x 8' 2" (3.51m x 2.49m)

UPVc conservatory with a 3/4 height wall, tiled floor and patio doors.

Kitchen 10' 4" x 12' 7" (3.15m x 3.84m)

Fully fitted modern kitchen with wall and base units, complementary work surfaces, partly tiled wall and a cooker hood. Panelled ceiling, tiled flooring and a double glazed window.

Bedroom One 9' 10" x 11' 9" (3m x 3.58m)

A front facing bedroom with fitted wardrobes, a double glazed window, textured ceiling and a radiator.

Bedroom Two 11' 2" x 10' 4" (3.4m x 3.15m)

A rear facing bedroom with a double glazed window, radiator and walk in wardrobe.

Bedroom Three 11' 8" x 6' (3.56m x 1.83m)

An L shaped bedroom with double glazed window, an over stair hub cupboard and a radiator.

Bathroom 7' 9" x 6' 11" (2.363m x 2.106m)

Three piece modern bathroom suite with a P shaped bath, over bath shower and glass screen. The hand basin and toilet are set in a white vanity unit with drawers and cupboards. Partly tiled walls, radiator, a double glazed window and lino look flooring.

Landing

An L shaped landing with a double glazed window, part panelled / part sculptured walls, a useful cupboard and loft access.

Exterior

A wrap around corner garden, walled, gated and fenced. Part lawned with a patio and hardstanding. The gates provide an off road parking area.

Utilities & Services

Gas, Electric, Water and Drainage. Green/Grey bin collection fortnightly on a Friday. According to their websites BT, Sky and Virgin Media are available in this area. Good mobile coverage for O2, Vodafone & EE.

Local Authority

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

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

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