



NEW FOR YOU!



Laverack Field, Wyke, Bradford, BD12 8JB

*Looking for a Project? • Great Rental Opportunity
Double Glazing • Central Heating • Good Location*

Offers in the Excess of £65,000



Directions

From our office head up Thornton Road. Turn left at Four Lane Ends Traffic Lights. Continue straight on for approximately two miles. Turn right on to Manchester Road and continue under Odsal Top roundabout. The road name changes to Huddersfield Road. Continue straight on Huddersfield Road. The property can be found on the left on the adjacent row of Cafe Route 609 and accessed via a footpath.

Description

Dinsdales are pleased to offer for sale this two bedroom mid terrace property in Wyke, BD12. This property requires some attention and would make a fantastic project. Having central heating and double glazing with some TLC this house would make a great first time buy or an investment property to generate an income. Briefly comprising of an entrance hall, lounge, kitchen diner, cellar, two bedrooms and a bathroom. Having an enclosed rear garden and an open aspect to the front providing off road parking. Energy rating 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

A UPVC entrance door, smoke detector and stone steps leading to the first floor.

Lounge 15' 1" x 15' 11" (4.586m x 4.851m)

A UPVC double glazed window, radiator, two alcoves a ceiling cornice, wooden floor and a fire surround with gas fire (not tested).

Kitchen/Diner 18' 0" x 12' 1" (5.484m x 3.689m)

A good sized dining kitchen with a rear UPVC door and double glazed window. A range of Oak wall and base units (in need of attention) with a complimentary work surface. A stainless steel sink with a mixer tap, a gas hob, electric double oven and extractor fan. A radiator, part tiled walls, wooden flooring, a Baxi combination boiler, a smoke detector, plumbing for a washing machine and tiled fire surround. A door leading down to a useful cellar.

Cellar 12' 4" x 10' 7" (3.751m x 3.216m)

With stone shelving and a table.

Bedroom One 18' 1" x 16' 0" (5.515m x 4.876m)

A spacious good sized front facing bedroom with a walk in store area. A double glazed window, radiator, two alcoves and an iron dog grate fire (not tested).

Bedroom Two 12' 1" x 11' 0" (3.690m x 3.341m)

A rear facing double bedroom. A double glazed window, radiator and a feature iron dog grate fire (not tested).

Bathroom 8' 8" x 6' 8" (2.641m x 2.032m)

A three piece white bathroom suite. There is a shower fed from the taps over the bath with a curtain and rail. A double glazed window, towel radiator and extractor fan.

Externally

To the front is a low maintenance open garden providing off road parking and to the rear is an enclosed / walled garden with access through a neighbouring property.

Utilities & Services

Gas, Electric, Water and Drainage. According to their websites both Sky and Virgin Media are available in this area.

Local Authority

Bradford Council Tax Band A £1126.67 Approx for 2020/2021. Green bin collection is fortnightly on a Friday.

Free Marketing 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 01274 498855.

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 CS Mortgage Solutions.

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. 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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