



DINSDALES



**Cheddington Grove, Allerton, Bradford, BD15 7TS**

- **Semi Detached** ● **Three Bedrooms** ● **Gardens & Driveway** ●
- **Gas Central Heating & Double Glazing** ●

**FREEHOLD / COUNCIL TAX BAND: A / EPC: C**  
**Offers Over £119,500**

## Directions

From our office Head up Thornton Road. Go straight on at Four Lane Ends traffic lights. Take a right turn into Bell Dean Road and continue through two mini roundabouts. Then take the next right on to Credition Ave and first left on to Cheddington Grove.

## Description

DINSDALES ESTATES PRESENTS THIS THREE BED SEMI DETACHED IN ALLERTON, BD15. SOLD VACANT AND CHAIN FREE, GREAT LOCATION FOR FAMILIES, ENQUIRE ON LINE TODAY.

## 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 4' 4" x 4' 3" (1.317m x 1.288m)**

With an entrance door, a textured ceiling, heating control and smoke detector.

### **Lounge 19' 9" x 11' 4" (6.02m x 3.45m)**

With a textured ceiling, laminate style flooring, two radiators and two double glazed windows, smoke detector and marble effect hearth.

### **Kitchen/Diner 19' 11" x 7' 7" (6.07m x 2.31m)**

In need of attention! With wood effect wall and base units, work surfaces and a black sink with mixer tap. With a combination boiler, part panelled walls, storage cupboard under stairs, a UPVC door leading to rear garden and two double glazed windows.

### **Bedroom One 13' 6" x 11' 3" (4.11m x 3.43m)**

A front facing bedroom with textured ceiling, a radiator, a double glazed window, a loft hatch and smoke detector.

### **Bedroom Two 11' 2" x 9' 7" (3.40m x 2.92m)**

A front facing bedroom with a textured ceiling, cupboard over the stairs, a radiator and a double glazed window.

### **Bedroom Three 8' 4" x 8' 1" (2.54m x 2.46m)**

A rear bedroom with a textured ceiling, a radiator and a double glazed window.

## **Bathroom 10' 0" x 5' 4" (3.036m x 1.619m)**

With a three piece bathroom suite in white comprising of low flush toilet, a hand basin and a bath with a thermostatic shower, partly tiled, textured ceiling, lino look flooring, a radiator and a double glazed window.

## Outside

With a lawned garden to the front and gated driveway. Enclosed garden to the rear with small lawned and pebbled area. A hut for storage.

## Utilities & Services

Gas, Electric, Water and Drainage. According to their websites Sky, Virgin Media and BT are available in this area. Please check your mobile provider for network coverage.

## 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 Dinsdale Team.

## Mortgage Advice and Insurance

Dinsdale 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. Dinsdale Estates 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)**

**Dinsdale Estates**

**519-521 Thornton Road, Bradford, BD8 9RB**

**Tel: 01274 498 855**

**Email:** [admin@dinsdalesestates.co.uk](mailto:admin@dinsdalesestates.co.uk)

**Find us on Facebook:** Dinsdale Estates

**Find us on Instagram:** [dinsdale\\_estates](https://www.instagram.com/dinsdale_estates/)