



**Glenlee Road, Lidget Green, Bradford, BD7 2QA**

- Semi Detached • Three Bedrooms • Two Receptions & Shower Rooms •
- Driveway & Detached Garage • Parking for Several Vehicles •

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

**Priced at £219,500**

## Directions

From our office head up Thornton Road. Turn left at Four Lane Ends traffic lights on to Cemetery Road. Continue straight on and turn right opposite the supermarket on to Glenlee Road. The property can be found on the right.

## Description

DINSDALE ESTATES ARE PLEASED TO OFFER FOR SALE THIS EXTENDED SEMI DETACHED IN LIDGET GREEN, BD7. ENQUIRE ONLINE!

## Information for Potential Buyers

UPRN 100051165687 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 Hall 5' 9" x 4' 4" (1.752m x 1.309m)

A Upvc entrance door with side panel and frosted window. With an alarm panel, coat hooks, radiator and telephone socket. With stairs to the first floor and a door to the reception.

## Reception 14' 7" x 13' 10" (4.453m x 4.218m)

An L shaped room with a double glazed window, radiator, under stair store cupboard housing the Glow Worm combination boiler and electric fuse board. A marble effect fire surround and hearth with a living flame gas fire. Three wall lights, textured ceiling and chrome ceiling light. Tv and telephone sockets.

## Second Reception 15' 10" x 8' 9" (4.837m x 2.659m)

Currently utilised as a bedroom. With a ceiling skylight window, radiator, door leading to a down stairs shower room and kitchen.

## Ground Floor Shower Room 8' 8" x 8' 0" (2.637m x 2.426m)

A double glazed frosted window, radiator, toilet and hand basin sat in a white vanity unit with storage. With ceiling spot lights, extractor fan, shaver point, tiled floor and part tiled walls. With a good sized walk in glass shower enclosure with grab handles and thermostatic bar shower.

## Kitchen 16' 2" x 8' 10" (4.923m x 2.691m)

A rear Upvc door and two double glazed windows. With a gas wall heater (not tested), ceiling spot lights, tiled floor, black splash back tiling and an extractor fan. A range of maple effect wall, base, drawer and larder unit with a sparkle black granite effect work surface. A stainless steel sink with mixer tap, plumbing for a washing machine and dish washer and pipe connection for a free standing gas oven.

## Landing 8' 3" x 6' 10" (2.507m x 2.090m)

A double glazed window, hand rails, loft hatch and a textured ceiling and walls.

## Bedroom One 11' 11" x 9' 3" (3.620m x 2.818m)

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

## Bedroom Two

A rear facing bedroom with a double glazed window, radiator, fitted robes and wall units.

## Bedroom Three 9' 0" x 8' 3" (2.748m x 2.513m)

A front facing bedroom with a double glazed window, radiator, built in storage and wall units.

## Shower Room 7' 11" x 7' 7" (2.410m x 2.312m)

A frosted double glazed window, chrome towel radiator, fully tiled walls and floor, and a panelled ceiling with dome light fitting. With a toilet, hand basin, extractor fan and a large glass shower enclosure with a thermostatic bar shower.

## Outside

An open aspect to the front which is flagged with a concrete drive providing plenty of off road parking. Gas electric meters are on the outside of the property. A gate to rear garden which is L shaped and flagged for low maintenance. There is a detached garage which is in need of cosmetic repair.

## Utilities & Services

Gas, Electric, Water (not metered) 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, Vodaphone, Three and O2. For other providers we would suggest checking directly with them.

## Local Authority

Bradford Council Tax Band A Approx £1479.76 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](http://www.dinsdalesestates.co.uk)**

**Dinsdales Estates**

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