



Chippendale Rise, Fairweather Green, BD8 0NB

- Chalet Detached ● Two Receptions ● Detached Garage & Driveway ●
- Family Bathroom & Downstairs Shower Room ●

FREEHOLD | COUNCIL TAX BAND: D | EPC: D

Priced at £274,500

Directions

From our office head up Thornton Road towards Thornton. Turn right onto Rhodesway, continue ahead at the mini roundabout. Turn right onto Sunningdale then left onto Chippendale Rise, the property is on your left.

Description

DINSDALES ESTATES PRESENTS THIS FAMILY SIZED DETACHED IN FAIRWEATHER GREEN. We feel this would suit a family.

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 18' 7" x 5' 7" (5.660m x 1.705m)

Via a upvc door with window, shapely with carpet and storage cupboard housing the consumer unit. With a smoke alarm, radiator, Tesla alarm (which is serviced ever year) and access to upstairs. With a Center remote thermostat.

Lounge 19' 7" x 11' 3" (5.962m x 3.434m)

With carpet, two lights and a double glazed window. A capped gas fire, a radiator and TV sockets.

Second Reception 13' 2" x 10' 2" (4.014m x 3.088m)

Carpeted with a double glazed window and a radiator.

Kitchen 14' 1" x 8' 2" (4.296m x 2.489m)

With lino look flooring, a range of walls and base units with marble style work surfaces. With two double glazed windows and a upvc door with frosted glass panel. With an extractor fan, Candy electric hob and Hotpoint oven. With a breakfast bar with chairs and a radiator.

Utility 6' 8" x 5' 5" (2.040m x 1.655m)

With lino look flooring with basin and taps, a double glazed window, a Tesla box, a water stop tap, water meter and Worcester boiler. With plumbing for a washer and dryer.

Downstairs Shower Room 7' 10" x 2' 8" (2.397m x 0.815m)

With a three piece suite including walk in shower. With spotlights and a wall mounted mirrored cupboard and a frosted double glazed window.

Landing 5' 10" x 5' 10" (1.782m x 1.772m)

L shaped with carpet and a smoke detector.

Bathroom 10' 4" x 5' 4" (3.147m x 1.629m)

With a three piece suite, part tiled walls, frosted double glazed window and a radiator. With a chrome towel rail, wall mounted mirrored cupboard and a circular pull mirror.

Bedroom One 13' 1" x 11' 5" (3.977m x 3.473m)

Carpeted, wall papered feature wall, a double glazed window and a radiator.

Bedroom Two 11' 5" x 10' 3" (3.476m x 3.115m)

Carpeted with a double glazed window and a radiator.

Bedroom Three 11' 9" x 8' 3" (3.587m x 2.504m)

Carpeted with a double glazed window, a radiator, eave with storage the width of the room which is part boarded.

Loft 20' 0" x 6' 9" (6.097m x 2.045m)

Access from the landing with a pull down ladder. Fully boarded with lighting so it can be used for storage (weight permitted).

Garage 17' 9" x 9' 2" (5.422m x 2.796m)

A detached garage with steel roof and up and over upvc door.

Outside

To the front we have a pebbled area with flower bed surround, a driveway for several vehicles and a meter cupboard housing the gas meter. To the back we have a grassed area with flowers and greenery and a part paved area. To the side wall you will find a tap, protected boiler flue and a meter cupboard housing the electric meter.

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

Local Authority

Bradford Council Tax Band D £2219.65 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 very 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, 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. 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

Dinsdales Estates

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