



Durham Road, Bradford, BD8 9HU

- Through Terrace ● Three Bedrooms including Attic ●
- Off Road Parking to the Back ● Requires Decor & Carpets ●

FREEHOLD | COUNCIL TAX BAND: A | EPC: D

Priced at £120,000

Directions

From our office head down Thornton Road. Turn left at the first set of traffic lights at Gillington Road. Take the 4th turn on the right on to Thorn Street and then the 4th turning again on to Durham Road.

Description

DINSDALES ESTATES PRESENTS THIS THREE BEDROOM THROUGH TERRACE IN GIRLINGTON, BD8. We feel this property would suit a family! REQUIRING TLC INCLUDING DECOR & CARPETS - ENQUIRE ONLINE TODAY!

Information for Potential Buyers

UPRN 100051156301 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>

Lounge 13' 5" x 12' 9" (4.092m x 3.898m)

A double glazed window, radiator, wooden entrance door, ceiling and wall light, wood/ marble effect surround and hearth and electric fire (not tested).

Kitchen 13' 6" x 7' 8" (4.103m x 2.343m)

A range of white base and wall units with a stainless steel sink and mixer tap. With an integrated electric hob and oven and plumbing for a washing machine. A radiator, double glazed window, wooden rear door and a Potterton combination boiler.

Cellar 13' 7" x 10' 8" (4.152m x 3.250m)

A good storage space with both the gas and electric meters and fuse board.

Landing 7' 8" x 7' 0" (2.346m x 2.125m)

A handrail and doors to bedrooms, bathroom and a smoke detector (not tested).

Bedroom One 13' 6" x 10' 1" (4.114m x 3.079m)

A front facing Bedroom with a double glazed window, radiator and laminate look flooring.

Bedroom Two 13' 5" x 7' 1" (4.098m x 2.161m)

A rear facing Bedroom with a double glazed window, radiator and laminate look flooring.

Attic Bedroom 16' 6" x 13' 6" (5.027m x 4.126m)

A shapely room with a double glazed Dormer window, radiator and under eaves storage.

Shower Room 7' 1" x 5' 4" (2.149m x 1.622m)

A double glazed window, hand basin in a white vanity unit, toilet, glass shower enclosure and a thermostatic control shower. With laminate look flooring and a radiator.

Outside

To the rear a gated low maintenance concrete yard providing off road parking. To the front a small low maintenance walled garden.

Utilities and 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, Vodafone, Three and O2. For other providers we would suggest checking directly with them.

Local Authority

Bradford Council Tax Band A £1479.76 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 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

Dinsdales Estates

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