



Thornton Road, Fairweather Green, BD8 0JE

- **Front Back-to-Back** ● **Two Bedrooms** ● **Double Glazing** ●
- **Central Heating** ● **Currently Tenanted** ●

FREEHOLD | COUNCIL TAX BAND: A | EPC: E

Priced At £89,950

Directions

From our office continue up Thornton Road and through Four Lane Ends traffic lights and passed Crossley House Care Home. You will find the property on the left.

Description

This property is well looked after by the current tenant who pays £475 per month. Please note the property is also occupied by cats. This property is a double fronted front terrace house with a yard to the front. Parking is on the road.

Lounge 14' 11" x 14' 1" (4.537m x 4.289m)

Entrance is through a upvc door, with a leaded double glazed window, radiator, electric modern fire, two alcoves, smoke detection and coving.

Kitchen 8' 7" x 6' 5" (2.620m x 1.956m)

With a leaded double glazed window, radiator, fitted kitchen with wall and base units, complimentary surfaces, a boiler and thermostat, stainless steel sink with mixer tap, inset electric hob, oven and extractor fan, smoke detector, co2 detector, stone style floor and access to the keeping cellar.

Cellar

With a frosted window, radiator, stone stairs, shelf and floor, plumbed for washing machine. With key electric/gas meters.

Stairs/Landing

The stairs are from the kitchen. With a smoke detector and additional stairs to the attic.

Bedroom One 14' 11" x 14' 0" (4.549m x 4.270m)

On the first floor with a leaded double glazed window, two alcoves, radiator and feature exposed floor boards (covered up to protect).

Attic Room 16' 9" x 9' 7" (5.105m x 2.927m)

With head restrictions,, store area, velux style window, feature light window, radiator ans smoke detection.

Bathroom 8' 1" x 6' 5" (2.453m x 1.945m)

With a frosted leaded double glazed window, towel radiator, three piece suite with mixer tap over the bath shower, complimentary tiling and flooring.

External

With a gated and fenced low maintenance yard and on street parking.

Local Authority

Bradford Council Tax Band A £1289.62 Approx for 2023/2024. Green/Grey bin collection fortnightly on a Tuesday.

Utilities & Services

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

Free Market Appraisals

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 Insurance & Advice

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 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

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