



Wightman Street, Bradford, BD3 0LD

- Through Terrace ● Four Bedroom ● Set over four floors ●
- Low Maintenance Gardens Front & Rear ● On Road Parking ●

FREEHOLD | COUNCIL TAX BAND: A | EPC: C

Priced £127,500

Directions

From our office head down Thornton Road. Turn left at the second set of traffic lights on to Whetley Lane. Continue straight on at the next set of traffic lights on to Carlisle Road. Continue straight over Manningham Lane at the next set of main traffic lights. Continue on to Queens Road, then turn right on to Bolton Road. Turn left on to Cliffe Road then left again on to Otley Road. Wightman Street is the second on the left.

Description

DINSDALES ESTATES PRESENTS THIS FOUR BEDROOM THROUGH TERRACE IN BD3. This would make a great first family home.

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.

Lounge 13' 4" x 12' 2" (4.076m x 3.699m)

Accessed via a Upvc entrance door and top light window. A double glazed window, radiator, two alcoves, ceiling cornice and smoke detector. With a decorative wooden and glass internal door and laminate style flooring.

Kitchen Diner 14' 9" x 13' 3" (4.489m x 4.041m)

A rear UPVc door and top light window leading to the rear garden. A double glazed window, radiator, ceiling rose and cornice. With a newly installed kitchen comprising of a range of white wall and base units with work surface and black tile splash back. A stainless steel sink with mixer tap and plumbing for a washing machine. An Inglenook tiled fire place with stainless steel cloaking to accommodate an electric free standing oven with wiring for an extractor fan. With feature wood and glass internal doors and laminate style flooring. A smoke detector and stairs leading to the cellar.

Cellar 18' 0" x 14' 6" (5.487m x 4.412m)

Comprising of two rooms and an under stairs store area. With whitewashed walls and carpeted floor. With stone shelves and a pot sink with plumbing. A Logic combi boiler, a double glazed fire escape window, gas and electric smart meters and and the electric fuse board.

First Floor Landing 13' 4" x 5' 5" (4.063m x 1.642m)

A smoke detector, coat hooks and stairs to both floors.

Bedroom One 13' 5" x 12' 4" (4.082m x 3.763m)

A front facing bedroom with a double glazed window, radiator, two alcoves and decorative fire surround.

Bedroom Two 11' 9" x 8' 11" (3.577m x 2.710m)

A rear facing bedroom with a double glazed window and radiator.

Attic Bedroom Three 13' 3" x 12' 9" (4.050m x 3.894m)

A rear facing bedroom with a Velux window, radiator and eaves storage.

Attic Bedroom Four 13' 3" x 7' 8" (4.029m x 2.339m)

A front facing bedroom with a push out window, radiator and under eaves storage.

Outside

To the front a small walled flagged garden and to the rear a good sized walled gated yard which is low maintenance, flagged with a stone store hut.

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, Vodaphone, Three and O2.

Local Authority

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

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 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

Dinsdales Estates

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