



**West Park Road, Girlington, Bradford, BD8 9SG**  
● Rear (Back to Back) Terrace ● Modern Interior ● Small Yard ●  
● On Road Parking ● Close to Victoria Shopping Centre ●  
**FREEHOLD | COUNCIL TAX BAND: A | EPC: D**  
**Priced to Sell at £79,499**

### **Directions**

From our office on Thornton Road, turn immediate left onto West Park Road and the property is found on the left.

### **Description**

DINSDALES ESTATES PRESENTS THIS MODERN REAR BACK TO BACK IN GIRLINGTON. We feel this would make a great investment.

### **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 Vestibule**

Through a wooden door, coving and laminate look flooring.

### **Lounge 14' 4" x 12' 10" (4.365m x 3.905m)**

With a double glazed window, smoke detector, heating thermostat, a radiator and alcove.

### **Kitchen 10' 4" x 4' 9" (3.140m x 1.451m)**

With base units, work surface and part tiling, stainless steel sink with mixer tap, plumbing for a washing machine, water meter, new electric Lamona oven, gas hob, inset feature shelf and Lino look flooring. With open access to the keeping cellar which houses the gas and electric meters.

### **Stairs/Landing**

With coat hooks at the bottom and a corridor at the top with a radiator and smoke detector.

### **Bathroom 6' 7" x 6' 1" (1.995m x 1.865m)**

With a low flush toilet, hand basin, bath with mixer shower and screen, extractor fan (not tested), part tiled walls, towel radiator, Lino look flooring and sliding door.

### **Bedroom One 14' 10" x 10' 9" (4.529m x 3.275m)**

With a double glazed window, a radiator, a smoke detector, an airing cupboard housing the boiler and feature chimney breast.

### **Bedroom Two 11' 5" x 6' 6" (3.479m x 1.970m)**

With a double glazed window, radiator and smoke detector.

### **Outside**

A small garden and a out house.

### **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 Vodaphone and O2.

### **Local Authority**

Bradford Council Tax Band A £1353.75 Approx for 2024/2025.

Green/Grey bin collection fortnightly on a Tuesday

### **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 and 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](http://www.dinsdalesestates.co.uk)

**Dinsdales Estates**

519-521 Thornton Road, Bradford, BD8 9RB

Tel: 01274 498 855

Email: [admin@dinsdalesestates.co.uk](mailto:admin@dinsdalesestates.co.uk)

Find us on **Facebook**: Dinsdales Estates

Find us on **Instagram**: [dinsdales\\_estates](https://www.instagram.com/dinsdales_estates)