



Lister Gardens, Manningham, Bradford, BD8 7AG

- **Second Floor Apartment**
- **One Bedroom**
- **Communal Parking**
- **Currently Tenanted***
- **Double Glazing & Electric Heating**

***LEASEHOLD | COUNCIL TAX BAND: A | EPC: D**

Priced at £50,000

Directions

From our office head down Thornton Road. Turn left on to Whetley Lane at the second set of traffic lights. At the top continue on to Carlisle Road (A6177) head straight on, keeping on the A6177. Take a left on to North Avenue and then take a second left on to Oak Avenue. Lister Gardens can be found at the top of the hill on the right. Communal parking is available.

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.

Leasehold Information | Tenancy Information

* Lease Length 999 Years circa 30th September 1985 *
Service Charges including Ground Rent £110 per month.
*Currently Tenanted Achieving £525 Per Calendar Month
(In Tenancy until March 2025 then on month to month)

Entrance

Through a communal stairwell into the hall way, with a storage heater, cupboard housing the unidare heater (not tested), a walk in wardrobe, smoke detector and textured ceiling.

Lounge 16' 8" x 10' 7" (5.085m x 3.219m)

With a half frosted upvc double glazed window, a storage heater, wall thermostat (not tested), coving and a vent.

Kitchen 10' 5" x 9' 3" (3.167m x 2.822m)

Opening from the lounge, a suite of wall and base units, part tiling, work surfaces, inset electric oven, hob and extractor hood, a tank cupboard, vent, stainless steel sink with mixer tap and tiled flooring.

Bedroom 11' 4" x 10' 0" (3.444m x 3.041m)

With a upvc double glazed window and a storage heater.

Bathroom 6' 11" x 6' 8" (2.097m x 2.030m)

With a three piece white suite, a Triton Agio shower and screen, part tiled walls, clad ceiling, shaver socket and a tiled floor.

Parking & Gardens

With communal parking and communal gardens.

Utilities & Services

Gas, Electric, Water and Drainage. According to their websites Sky, Virgin Media and BT are available in this area.

Local Authority

Bradford Council Tax Band A £1353.75 Approx for 2024/2025. Green/Grey bin collection fortnightly on a Wednesday.

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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