



**Regency Court, Whetley Lane, Bradford, BD8 9ET**

**● Ground Floor Apartment ● Three Bedrooms ● Communal Outside ●**

**\*LEASEHOLD | EPC: D**

**Asking Price £53,000**

naea | propertymark

PROTECTED



## Directions

From our office head down Thornton Road. Turn left at the second set of traffic lights on to Whetley Lane. Regency Court can be seen on the right. Turn into Regency Court and bear right.

## Description

DINSDALES ESTATES PRESENTS THIS GROUND FLOOR APARTMENT AT REGENCY COURT BD8. The property, in our opinion, is in a good location being close to Morrisons, Lidl, The Range and major eateries. Currently tenanted on a rolling basis generating £450 per calendar month. Lease 125 years from 1 January 1988 - Service Charges £1549.24 April 2023/April 2024.

## 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 Hallway

From the communal entrance enter via apartment door, with a storage radiator, intercom, smoke detector, store cupboard, tank cupboard and textured ceiling.

## Lounge 13' 6" x 11' 5" (4.11m x 3.48m)

With a upvc double glazed window, storage heater, two alcoves and textured ceiling.

## Kitchen 10' 9" x 8' 4" (3.27m x 2.54m)

With a double glazed window, a range of wall and base units and a work top. A stainless steel sink with mixer tap. Electric hob, oven and extractor fan. Plumbing for a washing machine and lino look flooring.

## Bedroom One 12' 2" x 10' 0" (3.71m x 3.05m)

With a double glazed window, storage wall heater and a textured ceiling.

## Bedroom Two 10' 1" x 9' 1" (3.07m x 2.77m)

With a double glazed window, panel wall heater and textured ceiling.

## Bedroom Three 9' 1" x 6' 8" (2.77m x 2.03m)

With a double glazed window, panel wall heater and textured ceiling.

## Bathroom 6' 8" x 3' 7" (2.03m x 1.08m)

With a double glazed window, toilet, hand basin, bath, shower, part tiled walls, textured ceiling, overhead wall heater and lino look flooring.

## Outside

Communal gardens and allocated parking.

## Utilities & Services

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 £1224.93 Approx for 2022/2023 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 & 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 and Safe Agent.

[www.dinsdalesestates.co.uk](http://www.dinsdalesestates.co.uk)

Dinsdales Estates

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