



# ***SORRY I'M SOLD!***



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

● **Ground Floor Apartment** ● **Two Bedrooms** ● **Neutral Interior** ●

**\*LEASEHOLD\* EPC: C**

**Asking Price £47,000**



### Directions

From our office head down Thornton Road and turn left at the second set of traffic lights on to Whetley Lane. Turn right onto Regency Court and then an immediate left. Follow the complex round to the bottom. Apartment number 62 can be found on your left.

### Description

This property is vacant and chain free. Having double glazing, central heating and intercom entry system. Comprising of two bedrooms, a lounge kitchen and bathroom. Local amenities are within a 1 mile radius This is a great Investment or first time purchase. \*Lease 125 years from 1 January 1988\* \*Service Charges are £1066.55 2021/2022\*

### 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

Communal entrance with electric meter and post box. Balcony door onto a small private balcony housing the gas meter.

### Entrance Hallway 11' 6" x 8' 4" (3.501m x 2.538m)

An L shaped entrance hall with a radiator, intercom handset, cloak cupboard and smoke detector.

### Lounge 13' 3" x 11' 3" (4.040m x 3.430m)

A good sized lounge with a double glazed window, a radiator, two alcoves, a heating thermostat, smoke detector and tv/telephone points.

### Kitchen 11' 2" x 6' 5" (3.400m x 1.950m)

A range of modern wall and base units in Maple effect veneer with a work surface. Cream feature tiling, a stainless steel sink, plumbing for a washing machine and freestanding gas oven. A store cupboard, lino look flooring, a radiator, double glazed window and an Ideal boiler.

### Bathroom 6' 8" x 6' 2" (2.030m x 1.880m)

A modern white suite with mixer taps, complimentary tiling, tile look flooring, radiator and double glazed window.

### Bedroom One 13' 7" x 9' 8" (4.140m x 2.940m)

A double glazed window and radiator.

### Bedroom Two 11' 10" x 6' 6" (3.600m x 1.98m)

A double glazed window and a radiator.

### Externally

Communal gardens and parking with an on site security office.

### 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, Vodafone, Three and O2.

### Local Authority

Bradford Council Tax Band A £1185.05 Approx for 2021/2022. 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 & 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 and Safe Agent.

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

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