



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



**Abbeydale Drive, Off Rhodesway, Bradford, BD8 0BS**

**• Ground Floor Apartment • Two Bedrooms • Private Garden & Parking Space •**

**EPC: C**

**Asking Price £79,500**

**naea | propertymark**

**PROTECTED**

**safeagent**

**The Property  
Ombudsman**

### Directions

From our office in Thornton Road, turn right into Allerton Road, continue on Allerton Road, at the mini roundabout turn left (1st exit) onto Rhodesway and the new development can be found on the left hand side.

### Description

Dinsdales are pleased to offer for sale this ground floor, two bedroom leasehold apartment in BD8. Currently tenanted until March 2022, this property is a fantastic INVESTMENT purchase which is generating £400 on a monthly basis. The lease is 999years circa 2006 & there is no service charge and an annual ground rent of £60. This apartment benefits from its own entrance and an enclosed good size garden. Briefly comprising of an entrance vestibule, open plan lounge and kitchen, internal hallway, two bedrooms and a bathroom. Having double glazing and central heating. EPC: C.

### 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 Hall 4' 11" x 3' 8" (1.497m x 1.107m)

Wooden door. Radiator and alarm keypad. Electric fuse box.

### Lounge 14' 04" x 9' 11" (4.37m x 3.02m)

Double glazed window, a radiator, a smoke alarm and archway leading to the kitchen.

### Kitchen 8' 04" x 5' 11" (2.54m x 1.8m)

Modern fitted kitchen, wall and base units, complementary work surfaces, stainless steel sink with mixer tap, gas hob, electric oven, extractor hood, linoleum, a radiator and double glazed window. Combination boiler.

### Bedroom One 9' 02" x 11' 03" (2.79m x 3.43m)

A double glazed window and a radiator.

### Bedroom Two 7' 06" x 8' 09" (2.29m x 2.44m)

A double glazed window and a radiator.

### Bathroom 4' 11" x 6' 6" (1.494m x 1.991m)

A three piece white suite comprising of low flush toilet, a hand basin, a bath with over bath shower with mixer tap, a radiator, partly tiled walls, linoleum style flooring. An extractor fan and a shaver point.

### Inner Hallway 10' 3" x 3' 0" (3.128m x 0.925m)

A smoke detector, heating thermostat, radiator and an under stairs walk in storage cupboard.

### Utilities and Services

Both electricity and gas are on smart meters. Water and Drainage. Sky dish, We are told that Virgin media is available in this area.

### Local Authority

Bradford Metropolitan District Council. Council Tax Band A £1185.05 Approx for 2021/2022.

### 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 01274 498855.

### 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 CS Mortgage Solutions.

### 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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