



**For Sale - Regency Court, Whetley Lane, Bradford, BD8 9EX**  
**• First Floor • Two Bedrooms • Achieving £395 Rent Monthly •**

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

**Priced at £42,500**

naea | propertymark

PROTECTED



### Directions

From our offices head down Thornton Road. At the second set of traffic lights turn left onto Whetley Lane. Regency Court is on the right. Once on the complex turn left.

### Description

DINSDALES ESTATES PRESENTS THIS TENANTED FIRST FLOOR APARTMENT INB BD8

### 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.

### Communal Entrance & Balcony

Through the communal door with post boxes and electric meters. A staircase leading to a private balcony with the gas box. Access to the apartment is by a wooden door.

### Entrance Hall 12' 1" x 8' 2" (3.69m x 2.479m)

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

### Lounge 13' 3" x 11' 5" (4.04m x 3.48m)

A double window, radiator, two alcoves, gas fire ( not working) , textured ceiling and laminate style flooring.

### Kitchen 11' 0" x 6' 0" (3.35m x 1.83m)

A double glazed window, radiator, white wall and base units, partly tiled walls, work surface stainless steel sink, store cupboard, textured ceiling, and lino look flooring.

### Bedroom One

A double glazed window, radiator, textured ceiling and laminate style flooring.

### Bedroom Two 12' 0" x 6' 5" (3.65m x 1.95m)

A double glazed window, radiator, a Vokera combination boiler, textured ceiling and laminate style flooring

### Bathroom 7' 1" x 6' 5" (2.16m x 1.95m)

A double glazed frosted window, radiator, hand basin low flush toilet, bath with Mira electric shower, partly tiled walls, textured ceiling and lino look flooring.

### Outside

Communal gardens and allocated parking.

### Utilities & Services

Gas, Electric, Water and Drainage. According to their websites Sky and BT are available in this area. Mobile network coverage may vary.

### Local Authority

Bradford Council Tax Band A £1289.62 Approx for 2023/2024. 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.

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

Dinsdales Estates

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