



NOW COMPLETED!



Winter Court, Victoria Street, Allerton, BD15 9JW

• Apartment • Two Bedrooms • Garage, Communal Gardens & Parking •
* *LEASEHOLD / EPC:D*

Offers in Excess of £104,994



Directions

From our office head up Thornton Road. Turn right at Four Lane Ends traffic lights on to Allerton Road. Continue straight up Allerton Road through the village and keep right on to Prune Park Lane. At Sandy Lane traffic lights go straight ahead and turn first right at the side of the Victoria public house. At the rear of the Victoria you will find the entrance to the site and communal gardens.

Description

DINSDALES ESTATES ARE PLEASED TO PRESENT THIS SPACIOUS LEASEHOLD APARTMENT ON SANDY LANE, BD15. Set on a small well kept development where tenants and owners live side by side. The property is in an elevated position over the garage which provides great views in our opinion! Having central heating and double glazing, communal gardens and carpark. The kitchen may need updating but in general the property is of neutral decore through out. *Service Charges are £720.00 for 2022/2023* - Ground Rent £10 - Lease length 999 Years circa July 1982*

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 11' 7" x 8' 6" (3.519m x 2.599m)

An L shaped hallway, radiator, walk in cloak cupboard with electric fuse board. A smoke detector and doors leading to all rooms.

Kitchen Diner 15' 2" x 11' 11" (4.618m x 3.635m)

A double glazed window, a radiator and a walk in pantry with shelving. A range of wall and base units with work tops and a stainless steel sink with a mixer tap. An extractor fan, plumbing for a washing machine and dishwasher, and connection for an electric free standing oven. Part tiled walls, a ceiling strip light and pendant light fitting.

Lounge 19' 2" x 11' 9" (5.845m x 3.591m)

A double glazed bow window, a radiator and three wall lights. An Adam style fire surround with electric fire. An entrance door that has been sealed but could be re- opened. A set of sliding glass doors to the kitchen diner.

Shower Room 11' 0" x 5' 8" (3.346m x 1.736m)

A fully tiled room with lino look flooring. A double glazed fire escape window, an extractor fan, a hand basin set in a white gloss vanity unit, a low flush toilet, a radiator, a good sized corner glass shower enclosure with thermostatic shower.

Bedroom One 12' 3" x 11' 10" (3.730m x 3.614m)

An aluminium patio door leading to the communal garden. A radiator and a range of built in wardrobes and units.

Bedroom Two 10' 11" x 10' 11" (3.333m x 3.332m)

Looking over the car park with great views. A double glazed window, a radiator and built in wardrobes.

Garage

A good sized garage with the central heating boiler, power/ light and the gas meter.

Externally

Communal landscaped gardens, tarmac parking areas to the front.

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 O2 & Vodafone,

Local Authority

Bradford Council Tax Band C £1633.23 Approx for 2022/2023 Green/Grey bin collection fortnightly on a Friday.

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

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