



Duchywood, Daisy Hill, Bradford, BD9 6DZ

- **First Floor Apartment** ● **Two Bedrooms** ● **Private Garden** ●
- **Two Parking Spaces** ● **Close to the Hospital & Local Amenities** ●

****LEASEHOLD | COUNCIL TAX BAND: A | EPC: C***

Priced at £90,000

Description

DINSDALES ESTATES PRESENTS THIS FIRST FLOOR LEASEHOLD APARTMENT IN BD9. We feel this would make a good starter apartment.

Directions

From our office head up Thornton Road. At Four Lane Ends traffic lights turn right on to Allerton Road. Turn right at the double mini roundabout on to Squire Lane. At the top turn left on to Pearson Lane. At the mini roundabout turn right on to Daisy Hill Lane. Continue on to Heights Lane, then right on to Duchywood.

Information For Potential Buyers

UPRN 100051155669 We will initially check you are in a position to buy and if your offer is accepted we verify your identity, address, and the legitimate source of your funds to prevent money laundering. As a buyer you will need to take into consideration that Stamp Duty maybe payable by you on any property purchase. Please use this link <https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro> *Lease Length is 999 years from 25th March 1984 with a peppercorn rent. No Service Charges Requested.

Entrance

With a upvc entrance door with security gate, coat hooks, a handrail and stairs leading to the apartment.

Hallway 13' 0" x 5' 5" (3.954m x 1.651m)

With an L shaped hallway, a double glazed window, radiator, and loft access. The loft is part boarded and fully insulated (no access ladder).

Lounge 16' 8" x 13' 2" (5.077m x 4.003m)

A double glazed window, radiator, a marble effect hearth and socket for an electric fire. A walk in store housing the Baxi combination boiler and main electric fuse.

Kitchen 9' 7" x 9' 4" (2.927m x 2.852m)

A double glazed window, lino look flooring, a range of wall and base units with black work surface. A stainless steel sink with mixer tap, plumbing for a washing machine, socket for a free standing electric oven, radiator and part tiled splash back.

Bedroom One 11' 11" x 11' 3" (3.627m x 3.441m)

A side facing bedroom with a double glazed window and radiator.

Bedroom Two 10' 11" x 7' 9" (3.335m x 2.361m)

A rear facing bedroom with a double glazed window and radiator.

Bathroom 7' 2" x 6' 0" (2.184m x 1.825m)

A double glazed frosted window, three piece white bathroom suite with an over bath tap fed shower and bi folding glass screen. With lino look flooring, a chrome towel radiator and fully tiled walls.

Outside

This property has a good sized enclosed lawned garden and two private parking spaces.

Utilities & Services

Gas, Electric, Water (metered) and Drainage . According to their websites Sky, Virgin Media and BT are available in this area. (Sky Dish installed). According to their websites there's good mobile coverage for EE, Vodafone, Three and O2. For other providers we would suggest checking directly with them.

Local Authority

Bradford Council Tax Band A £1479.76 Approx for 2025/2026. Green/Grey bin collection fortnightly on a Wednesday. This property is not in a conservation area. The flood risk in this area is low. This property may be in a coal mining area.

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, by 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. 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

Dinsdales Estates

519-521 Thornton Road, Bradford, BD8 9RB

Tel: 01274 498 855

Email: admin@dinsdalesestates.co.uk

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Find us on **Instagram:** [dinsdales_estates](https://www.instagram.com/dinsdales_estates)