



SORRY I'M SOLD!



Hazelhurst Court, Chellow Dean, Bradford, BD9 6AG

• Second Floor Apartment • Two Bedrooms • Leasehold •

EPC: E

Offers in Excess of £69,500



Directions

From our office head up Thornton Road and turn right at the traffic lights on to Allerton Road. At the mini roundabout turn right on the second exit to Pearson Lane. Turn left on to Chellow Lane then right at the top of Malvern Road. Hazelhurst Court can be found at the top of the road.

Description

A unique opportunity to acquire a two bedroom second floor apartment which forms part of Hazelhurst Court in BD9. Having the benefit of communal gardens, intercom entry system and a garage. This spacious apartment briefly comprises of an entrance hall, a kitchen, a lounge, two bedrooms, a bathroom and small external balcony. With neutral decor throughout this leasehold property would suit a small family or investor alike. Set in a quiet residential location but within walking distance of the Bradford Royal Infirmary, major supermarkets and bus routes in to Bradford City centre. The property lease is July 1978 for 189 years. Service Charges are £55 on a monthly basis. EPC Rate E

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

Accessed via an intercom, fob or access code door. With post racks, smoke detectors, electric meter boxes, fire extinguishers and a rear exit door to store cupboard, rear parking area and garages. The apartment can be found on the second floor.

Entrance Hall 13' 10" x 5' 9" (4.220m x 1.750m)

Access from the communal area is via a wooden fire door. Laminate style flooring with a decorative dado rail and a storage heater. A cupboard housing the water tank and a walk in cloak room with two electric fuse boards.

Lounge 15' 9" x 14' 1" (4.792m x 4.286m)

A double glazed window and a wood/marble effect fire place and hearth with a stainless steel effect electric fire. Two wall lights and a textured ceiling with coving.

Kitchen 9' 11" x 6' 9" (3.030m x 2.053m)

A range of wooden wall and base units with a work surface. A stainless steel sink with mixer tap and a waste disposal. Linoleum style floor tiles, part tiled walls and a double glazed window. A textured ceiling, cooker socket and a wall heater.

Bedroom One 13' 1" x 9' 11" (4m x 3.031m)

A rear facing bedroom with a double glazed window, a storage heater, laminate style flooring and a textured ceiling.

Bedroom Two 12' 5" x 8' 2" (3.791m x 2.489m)

A rear facing bedroom with a double glazed window and storage heater.

Bathroom 9' 10" x 4' 8" (3.007m x 1.433m)

A three piece pink suite with an electric shower and glass screen. Part tiled walls, a double glazed window, electric wall heater and textured ceiling.

Balcony 9' 4" x 3' 8" (2.857m x 1.125m)

With great views a tiled floor and a decorative wrought iron railing.

Externally

A single garage up and over door, light and wooden frosted window. A lockable store room, communal gardens with far reaching views and ample parking to the front and rear of the building.

Utilities & Services

Electric, Water and Drainage. According to their websites both Sky and Virgin Media are available in this area. The property currently has a sky dish.

Local Authority

Bradford Council Tax Band A £1185.05 Approx for 2021/2022. Green/Grey bin collection fortnightly on a Wednesday.

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 & 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. 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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