



**Chellow Gardens, Deanwood Crescent, Allerton, Bradford, BD15 9BZ**

- Ground Floor Apartment ● Modern Interior ● Useful Garage ●
- On Road Parking (First Come Basis) ●

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

**Offers Over £99,997**

### Directions

From our office head up Thornton Road. Turn right at Four Lane Ends Traffic Lights on to Allerton Road. Continue for one mile until the road changes to Prune Park Lane and then Stoney Lane. Take the third turning on the right on to Ollerdale Avenue. Continue on to Deanwood Crescent. Chellow Gardens can be found on the left.

### Description

DINSDALES ESTATES PRESENTS THIS STYLISH APARTMENT IN ALLERTON. We feel this would suit someone looking for their first home or an investor.

### 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. Please use this link <https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro>

### Lease Information

Lease 1st January 1988 for 999 years. Service charge £600 from 1st April 2025 to 31st March 2026

### Entrance Hall 15' 0" x 10' 3" (4.577m x 3.130m)

An L shaped entrance hall with a Upvc entrance door and radiator with cover. A boiler cupboard with a Baxi combination boiler, A heating thermostat, dome ceiling light, hardwired smoke detector and walk in-cloak cupboard with rail and shelf.

### Lounge 16' 8" x 12' 3" (5.082m x 3.742m)

A rear facing good sized lounge with a large double glazed window allowing maximum light. A radiator, dome ceiling light, white and black marble effect fire surround with a black electric fire. TV and internet sockets and a door giving access to the kitchen.

### Dining Kitchen 11' 10" x 8' 5" (3.617m x 2.568m)

A front facing dining kitchen with a double glazed window, textured ceiling and a dome ceiling light. A radiator, electric fuse board, laminate look flooring and hard wired smoke detector. A range of wood effect wall, base and drawer units with a black mottled work surface. With black splash back tiling, a stainless steel extractor hood and integrated stainless steel gas hob and electric oven. With plumbing for a washing machine. The gas, electric and water meters are located within a kitchen base unit.

### Bedroom 13' 0" x 9' 11" (3.956m x 3.015m)

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

### Bathroom 8' 10" x 6' 5" (2.698m x 1.961m)

A front facing L shaped bathroom with a frosted double glazed window, radiator and tiled floor. A panelled ceiling, dome light and Expelair extractor fan. A white hand basin with waterfall mixer tap and low flush toilet. A bath with waterfall mixer tap, and an over bath thermo bar shower and glass screen.

### Garage 13' 9" x 8' 7" (4.197m x 2.620m)

To the rear and accessed via a Tarmac drive leading to all garages. The garage has been plastered with rubber flooring, electric sockets, dome light and fuse board.

### Outside

On road parking and a communal open aspect lawned area to the front.

### Utilities & Services

Gas, Electric, Water (metered) 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 EE, Vodafone, Three and O2. For other providers we would suggest checking directly with them.

### 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.

### Local Authority

Bradford Council Tax Band A £1479.76. Approx for 2025/2026. Green/Grey bin collection fortnightly on a Friday. 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.

### 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](http://www.dinsdalesestates.co.uk)**

**Dinsdales Estates**

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