



DINSDALES



For Sale

Quebec Street, Bradford, BD1 2ER

- Good Sized (First Floor) Apartment
- Two Bedrooms
- Modern & Neutral Decor
- Currently Tenanted

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

Priced at £56,000

Directions

From our office head down Thornton Road for approximately 1.5 miles. Quebec Street is on the right after Bristol Street Motors.

Description

Take the opportunity to purchase this city centre two bedroom apartment (Converted in 2007) in Bradford "The nominated City of Culture for 2025". Bradford has seen some major changes and improvements over the last few years with many more to come. There are now four train stations with an easy commute to both Manchester and Leeds. The Victorian tunnels have bars and restaurants and there are ongoing plans to create pedestrian only walkways and residential living on the old Arndale Shopping Centre site. Quebec Street is nestled behind the regeneration of the Odeon which is to become a music venue owned by the NEC group. This apartment, in our opinion, is in the perfect position to attract concert goers and city dwellers. Don't Delay, make an online enquiry today!

Leasehold/Tenant Information

*Lease 125 years circa 2008. * Service Charges Paid Quarterly - Annual Total £2325.85 & Annual Ground Rent £250. * All information provided by Seller and is Subject to the Full Lease Being Made Available. * Currently Tenanted Generating £600 on a monthly (Including gas/ Electricity).

Information to 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 entry system, with post boxes and a utility meter room. The property is on the first floor.

Entrance Hallway 14' 6" x 4' 5" (4.418m x 1.356m)

A long spacious hallway with doors leading to all rooms, a heating thermostat, radiator and an intercom entry and hand set.

Open Plan Living Area 18' 6" x 17' 10" (5.639m x 5.436m)

With two radiators and three double glazed wooden sliding sash windows. An L shaped room with tv, internet and telephone points. To the kitchen area there are Maple effect wall and base units with integral fridge/freezer, extractor fan, electric oven and a gas hob. With a stainless steel sink and mixer tap, part tiled walls, work surface, ceiling spot lights and lino look flooring.

Bathroom 9' 5" x 6' 3" (2.867m x 1.915m)

An L shaped bathroom with a three piece white suite, part tiled walls, lino look flooring, a chrome heated towel rail, extractor fan, tap fed shower with a rail and curtain.

Bedroom One 15' 10" x 9' 6" (4.836m x 2.899m)

A good sized double bedroom with a double glazed sliding sash window, radiator and tv, internet, telephone points.

Bedroom Two 11' 10" x 8' 3" (3.610m x 2.512m)

A double glazed sliding sash window, radiator and boiler cupboard housing the Vokera combination boiler.

Lease Information

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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 EE, Vodafone, Three and O2.

Local Authority

Bradford Council Tax Band B £1504.57 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 Insurance & Advice

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

Dinsdales Estates

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