



DINSDALES



Lister Gardens, Manningham, BD8 7AG

- Ground Floor ● One Bedroom ● Electric Only ●
- Communal Gardens and Parking ● Currently Tenanted ●

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

Priced At £49,000

Directions

From our office head down Thornton Road. Turn left on to Whetley Lane at the second set of traffic lights. At the top continue on to Carlise Road (A6177) head straight on, keeping on the A6177. Take a left on to North Avenue and then take a second left on to Oak Avenue. Lister Gardens can be found at the top of the hill on the right. Communal parking is available.

Description

DINSDALES ESTATES PRESENTS THIS ONE BEDROOM GROUND FLOOR APARTMENT AT LISTER GARDENS.

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 Area

A Large communal stairwell with access from two points, electric meter, stop tap and bin store cupboard.

Entrance Hallway 12' 10" x 3' 4" (3.911m x 1.024m)

A smoke detector and intercom entry handset.

Walk in Store in the Entrance Hallway 6' 8" x 5' 0" (2.025m x 1.513m)

A large walk in cupboard with electrical fuse board and shelving.

Lounge 16' 9" x 10' 5" (5.118m x 3.187m)

A good size living area with two electric heaters and a double glazed window.

Kitchen 10' 6" x 9' 9" (3.196m x 2.976m)

Open with the lounge, a tiled floor and a range of white wall and base units, stainless steel sink, dark grey work surfaces and splashback tiling, stainless steel electric hob, oven and extractor fan. A built in small pantry cupboard.

Bedroom 11' 5" x 10' 3" (3.489m x 3.124m)

A textured ceiling, a double glazed window and electric heater.

Bathroom 6' 6" x 6' 0" (1.980m x 1.830m)

A white bath, low flush toilet, hand basin, Triton electric shower, extractor fan, tiled floor and part tiled walls.

Outside

Communal garden and car park.

Utilities & Services

Gas, Electric, Water and Drainage. According to their websites Sky, Virgin Media and BT are available in this area. You will need to contact your network provider for mobile coverage.

Local Authority

Bradford Council Tax Band A £1289.62 Approx for 2023/2024. 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.

Mortgage Advice and 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.

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)