



**Hydale Court, Low Moor, Bradford, BD12 0EQ**

- **Ground Floor Studio Apartment • Newly Installed Double Glazing •**
- **No Working Heating • Communal Gardens & On Site Parking •**

***LEASEHOLD\* / COUNCIL TAX BAND: A | EPC: E***

**Priced at £44,444**



### Directions

From our office head into Bradford City Centre. Head towards Huddersfield/Halifax on the A641 Manchester Road. At Odsal Top stay on Manchester Road and go under the roundabout. The road then changes to Huddersfield Road. Continue on until the dual carriage turns into a single road. Lower School Street can be found on the right and Hydale Court is the first building on the right opposite Hill Top Infant School.

### Description

DINSDALES ESTATES ARE PLEASED TO PRESENT THIS WELL PRESENTED STUDIO APARTMENT IN LOW MOOR, BD12. NEED AFFORDABLE LIVING, WOULD SUIT A SINGLE OR COUPLE?

### 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. \*Annual Service Charge is £300 with £30 Ground Rent\* \*Lease 120 Years Circa 1983 - 79 years remaining - Ends June 2103\*

### Communal Area

The access is via a communal door and the property is on the ground floor to the left. There are post boxes and a rear access door.

### Studio Room 20' 0" x 9' 9" (6.096m x 2.963m)

A new double glazed window and window seat. A textured ceiling, electric fuse board, entrance door to the apartment and access to the bathroom.

### Kitchen Area 8' 8" x 6' 6" (2.635m x 1.992m)

An open aspect kitchen area with a new double glazed window. A range of cream wall and base units with matching work surface and breakfast bar. A stainless steel sink and mixer tap, plumbing for a washing machine, a two burner electric hob, textured ceiling and lino look flooring.

### Wash Room and Wardrobe Area 5' 9" x 4' 7" (1.752m x 1.386m)

The wash room is accessed off the main studio area. A new frosted double glazed window, a large hand basin set in a modern vanity unit, part tiled walls, electric shaver point, laminate look flooring and floor to ceiling built in wardrobes and storage.

### Bathroom 6' 4" x 5' 1" (1.940m x 1.561m)

A new frosted double glazed window, fully tiled walls, and laminate look flooring. A P shaped bath with Triton electric over bath shower, glass screen and central mixer tap. A low flush toilet, built in storage and accessed from the washroom via a bi fold door.

### Outside

The building is set on communal grassy areas and has a parking area to the rear.

### Utilities & Services

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 - check with your provider.

### Local Authority

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

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

**Dinsdales Estates**

519-521 Thornton Road, Bradford, BD8 9RB

**Tel:** 01274 498 855

**Email:** [admin@dinsdalesestates.co.uk](mailto:admin@dinsdalesestates.co.uk)

Find us on **Facebook:** Dinsdales Estates

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