



Mallard Court, Lower Grange, Bradford, BD8 0NU

- **First Floor Apartment**
- **Two Bedrooms**
- **Neutral Décor**
- **Currently Tenanted but Sold with Vacant Possession**

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

Priced at £44,997

Directions

From our office on Thornton Road continue through Fairweather Green, turn right onto Bell Dean Road, take a second right onto Charteris Road, a fourth left onto Kingfisher Grove and Mallard Court is on your right off of Raven Terrace.

Description

DINSDALES ESTATES PRESENTS THIS TWO BEDROOM LEASEHOLD APARTMENT IN LOWER GRANGE BD8. *Lease Term : 999 years from 1 January 1991. *Annual Service Charge from 1st January to 31 December 2024 is £1260.

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.

Entrance Hall 9' 10" x 5' 8" (3.009m x 1.739m)

Through an entrance door, with two smoke detectors, a hot water tank, electric heater, cupboard and separate cloak cupboard housing the electric fuse board.

Lounge 17' 10" x 14' 7" (5.430m x 4.442m)

An L shaped room with a double glazed window and patio doors with a Juliette balcony. A telephone/internet socket, storage heater and a fire with a wood and tiled surround/hearth.

Kitchen 8' 0" x 7' 3" (2.443m x 2.214m)

With newly installed grey kitchen units, work tops and stainless steel sink with mixer tap. With splash back tiling and a stainless steel oven with splash back. With electrics for a free standing oven and plumbing for a washing machine.

Bedroom One 11' 0" x 9' 10" (3.360m x 3.000m)

A rear facing bedroom with a double glazed window.

Bedroom Two 9' 11" x 6' 6" (3.023m x 1.984m)

A rear facing bedroom with a double glazed window and an electric wall heater.

Bathroom 8' 0" x 5' 8" (2.443m x 1.734m)

A white bath with an electric over bath shower and a hand basin and toilet. With lino style flooring, an extractor fan and electric wall heater.

Externally

With communal gated parking and communal gardens.

Utilities & Services

Electric, Water and Drainage. According to their websites Sky and BT are available in this area. According to their website there's good mobile coverage for O2.

Local Authority

Bradford Council Tax Band A £1353.75 Approx for 2024/2025. 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 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

Dinsdales Estates

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