



Lister Gardens, Manningham, Bradford, BD8 7AG

- **First Floor Apartment with Balcony**
- **Two Bedrooms**
- **Double Glazing**
- **Electric Heating**
- **Communal Gardens & Parking**

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

Priced at £62,000

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 Carlisle 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.

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.

Description

DINSDALES ESTATES PRESENTS THIS TWO BEDROOM APARTMENT OFF MANNINGHAM LANE, BD8. We feel this would suit someone looking to downsize or buy their first place. * Lease 999 Years from 30th September 1985 - 960 Years Remaining * Service Charge £1320 for January 1st to December 31st 2024 *

Communal Entrance

Accessed by an intercom entry and bin store. The property can be found on the first floor.

Entrance Hallway *Size-2.855 x 3.003 x 4.104 a Z shaped Hallway*

A wooden entrance door and an inset cloak area with hanging rail. Smoke detector, Tv socket and store cupboard housing the old blown heating system. Intercom Handset.

Walk in Store Room *5' 8" x 5' 7" (1.726m x 1.704m)*

A great storage room accessed from the main hall with built in wall cupboards and electric fuse boards. (Old Style).

Lounge *15' 8" x 11' 0" (4.785m x 3.365m)*

A large to floor wooden double glazed window, a storage heater, wood and steel effect freestanding fire surround and electric fire.

Dining Kitchen *8' 10" x 8' 7" (2.688m x 2.628m)*

A wooden double glazed window, textured ceiling, lino look flooring. A range of white wall, drawers and base units with a stainless steel sink and mixer tap. Worksurface, breakfast bar, plumbing for a washing machine and socket for an electric free standing oven.

Balcony *9' 2" x 8' 0" (2.798m x 2.426m)*

A good sized balcony open to two sides with wooden railings.

Bedroom One *11' 7" x 9' 9" (3.539m x 2.971m)*

A good sized double bedroom with a wooden to floor double glazed window, storage heater and textured ceiling.

Bedroom Two *11' 7" x 6' 8" (3.530m x 2.032m)*

A single bedroom with a wooden to floor double glazed window and storage heater.

Shower Room *7' 5" x 5' 5" (2.259m x 1.660m)*

Fully tiled walls, lino look flooring, a large corner glass shower enclosure with a Mira electric shower. A white toilet and hand basin, air vent and built in storage which houses the hot water tank.

Communal Gardens

Communal gardens and parking (not allocated).

Utilities & Services

Electric, Water and Drainage. According to their websites Sky, Virgin Media and BT are available in this area. Please check with your phone provider for network coverage.

Local Authority

Bradford Council Tax Band A £1353.75 Approx for 2024/2025. Green/Grey bin collection fortnightly on a Wednesday. This property is not in a conservation area. The flood risk in this area is low.

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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