



**Regency Court, Whetley Lane, Bradford, BD8 9EX**

- Second Floor Apartment ● Two Bedrooms ● Neutral Interior ●
- Communal Gardens & Allocated Parking ● On Site Security ●

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

**Priced at £51,000**

### Description

DINSDALES ESTATES PRESENTS THIS SECOND FLOOR, TWO BEDROOM APARTMENT AT REGENCY COURT, BD8. We feel this would make a good purchase for someone looking to get on the property ladder.

### Directions

From our office on Thornton Road head towards the city centre taking a left at the main traffic lights onto Whetley Lane. Regency Court can be found on your right, turn left once you are inside the complex.

### 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. \*Service Charges £1239.17 2024/2025 - Peppercorn Ground Rent  
\*Lease 125 Years Circa 1988 - 89 Years Remaining.

### Communal Area

Accessed via a communal entrance, with a notice board, post box and electric meter on the half stairwell.

### Balcony 10' 0" x 3' 8" (3.058m x 1.119m)

Giving access to the apartment with the gas meter box on the external wall.

### Entrance Hallway 12' 0" x 8' 0" (3.659m x 2.444m)

An L shaped hall with a radiator, store cupboard, textured ceiling and intercom handset.

### Lounge 13' 3" x 11' 0" (4.040m x 3.353m)

A double glazed window, radiator, two alcoves, heating thermostat, built in shelves and a gas fire back boiler.

### Kitchen 11' 0" x 6' 2" (3.350m x 1.886m)

A range of white wall and base units, work surface, stainless steel sink with mixer tap, a double glazed window, radiator, inset white gas hob, oven and extractor fan. With part tiled walls, a water tank cupboard, tiled flooring, textured ceiling, smoke detector and plumbing for a washing machine.

### Bathroom 8' 0" x 6' 4" (2.434m x 1.940m)

A three piece suite, electric shower, part tiled walls, radiator, a double glazed window, lino look flooring and textured ceiling.

### Bedroom One 13' 5" x 9' 8" (4.090m x 2.940m)

A rear facing bedroom. A double glazed window, radiator, decorative dado rail and textured ceiling.

### Bedroom Two 12' 0" x 6' 10" (3.650m x 2.080m)

A side facing double glazed window overlooking the lawned area. A radiator and textured ceiling.

### Outside

A communal garden and allocated parking with on site security office.

### Utilities & Services

Gas, Electric, Water and Drainage. According to their websites Virgin Media and BT are available in this area. According to their websites there is good mobile coverage for EE, Vodafone, Three and O2.

### Local Authority

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

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.

### 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

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