



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

- **Through Ground Floor Apartment • Two Bedrooms • Modern Décor •**
- **Communal Gardens • Allocated Parking Space & Visitors Parking •**

***UNFURNISHED | COUNCIL TAX: A | EPC: D***

**Rent £700 Per Calendar Month - Deposit £750**

**DEPOSIT OF £50 PAYABLE TO APPLY**

### Directions

From our office head down Thornton Road and turn left at the second set of traffic lights on to Whetley Lane. Regency Court can be seen on the right.

### Description

DINSDALES ESTATES PRESENTS THIS NEWLY REFURBISHED APARTMENT ON REGENCY COURT. We feel this would suit a couple looking for their own space.

#### Entrance Hall 11' 8" x 8' 4" (3.551m x 2.545m)

L shaped with matted entrance and carpet. Comelit Intercom not tested, a radiator and a smoke detector. Upvc door with frosted glass panels. Store cupboard with electric meter.

#### Kitchen 11' 0" x 6' 6" (3.349m x 1.976m)

Lino look flooring with gloss style wall and base units with work surface and stainless steel sink, drainer and mixer tap. Part marble design tiled walls. Plumbing for a washer. Socket for fridge freezer. Storage cupboard housing consumer unit, water meter and stop tap. Double glazed window and smoke detector. Lamona gas hob and oven. With an extractor hood.

#### Lounge 13' 3" x 11' 3" (4.040m x 3.429m)

Shapely with carpet, a radiator, Upvc door with frosted panels and a double glazed window. Cupboard housing Worcester boiler.

#### Bathroom 6' 8" x 6' 2" (2.031m x 1.886m)

Lino look flooring with fully tiled walls. Three piece suite, including sink with mixer tap, Bath mixer tap and over head mixer shower. Shower curtain, wall mounted circular mirror. Frosted double glazed window and chrome radiator.

#### Bedroom One 13' 5" x 9' 3" (4.077m x 2.815m)

Carpeted with a radiator and a double glazed window.

#### Bedroom Two 11' 9" x 7' 11" (3.577m x 2.424m)

Shapely with carpet, a radiator and a double glazed window.

### Outside

Front access via communal door to a balcony. View of communal grounds. Meter cupboard housing gas meter. Allocated parking, Visitors Parking first come basis. Step access at back with hand rail.

### Utilities & Services

Gas, 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 for EE, Vodaphone, Three and O2. For other providers we would suggest checking directly with them.

### Local Authority

Bradford Council Tax Band A £1479.76 Approx for 2025/2026. 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. This property may be in a coal mining area.

### Contents Insurance

When renting a property, home contents insurance is essential to protect your home contents. Call a member of the Dinsdales Estates 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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