



Bewick Court, Clayton Heights, Bradford, BD6 3XF

- **First Floor Apartment with Own Entrance** ● **Two Bedrooms** ●
- **Allocated Parking & Communal Grounds** ●
- *LEASEHOLD / COUNCIL TAX BAND: B | EPC: C**
- Priced £99,500**

Directions

From our office continue to Four Lane Ends traffic lights and turn left onto Cemetery Road. At the top turn right onto Clayton Road and then left onto Hollingwood Lane just before the retail park. At the top of Hollingwood Lane turn right onto Great Horton Road and through the traffic lights which then continues onto Highgate Road. Turn left into Westwood Park and first right and immediately right into Bewick Court. Park in a VP bay and our agent will greet you.

Description

DINSDALES ESTATES PRESENTS THIS TWO BEDROOM FIRST FLOOR APARTMENT IN BD6. This would make a great first home or rental purchase.

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. * Lease Length 999 Years circa 1 March 1999. * Peppercorn Ground Rent and Service Charges £582.22 for 2024/2025 *

Entrance/Stairs

Entering via a upvc door with a radiator, consumer unit and stairs leading to the first floor. On the landing there is a radiator, intercom, alarm panel, store cupboard, textured ceiling, mains smoke detector and a loft hatch (access could be needed for the ground floors aerial).

Lounge/Diner 17' 11" x 8' 1" (5.449m x 2.458m)

A L shaped lounge/diner with two double glazed windows, two radiators, coving and textured ceiling.

Kitchen 8' 1" x 7' 4" (2.454m x 2.246m)

With wall and base units, work surfaces, part tiling, inset electric oven, gas hob, extractor hood, textured ceiling, Baxi boiler, twin bowl sink with mixer tap, drop leaf fitted table, a double glazed window and textured ceiling.

Bathroom 7' 11" x 4' 9" (2.413m x 1.447m)

With an entrance area, a frosted double glazed window, a towel radiator, a low flush toilet and basin within vanity ware, a ceiling extractor, a bath with mixer tap, bar controlled shower, part tiling and textured ceiling.

Bedroom One 11' 7" x 8' 9" (3.542m x 2.657m)

Front facing with a double glazed window, radiator and textured ceiling.

Bedroom two 9' 0" x 7' 10" (2.744m x 2.400m)

Rear facing into Bewick Court with a double glazed window, radiator and textured ceiling.

Gardens and Parking

The grounds are communal and there is an allocated parking space for this property. Short stay visitors may park within the visitors parking bays. This property also has a water meter and an in property stop cock.

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 O2. For other providers we would suggest checking directly with them.

Local Authority

Bradford Council Tax Band B £1726.38 Approx for 2025/2026. Green/Grey bin collection fortnightly on a Friday. 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.

Free Market Appraisals

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, by 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. 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

519-521 Thornton Road, Bradford, BD8 9RB

Tel: 01274 498 855

Email: admin@dinsdalesestates.co.uk

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Find us on **Instagram:** [dinsdales_estates](https://www.instagram.com/dinsdales_estates)