



## Duchywood, Bradford

**£90,000** Leasehold

HAVING TWO BEDROOMS AND A PRIVATE GARDEN & PARKING. ENQUIRE ONLINE TODAY!

LEASEHOLD | First Floor Apartment | Council Tax Band: A | EPC: C | Lease Length is 999 years from 25th March 1984 with a peppercorn rent | No Service Charges Requested | Two Parking Spaces | Garden | Central Heating & Double Glazing | Close to the Hospital & Local Amenities |

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**DINSDALES ESTATES**

SALES, LETTINGS & PROPERTY MANAGEMENT

## Two Bedroom Apartment in BD9 for Sale

DINSDALES ESTATES ARE PLEASED TO PRESENT THIS LEASEHOLD FIRST FLOOR APARTMENT IN BD9. We feel this would make a good starter apartment.

Council Tax Band: A (City of Bradford Metropolitan District Council)  
Tenure: Leasehold (999 years)  
Lease Length is 999 years from 25th March 1984 with a peppercorn rent  
Parking options: Off Street  
Garden details: Enclosed Garden  
Electricity supply: Mains  
Heating: Gas Mains  
Water supply: Mains  
Sewerage: Mains  
Accessibility measures: Not suitable for wheelchair users

### Description

DINSDALES ESTATES PRESENTS THIS FIRST FLOOR LEASEHOLD APARTMENT IN BD9. We feel this would make a good starter apartment.

### Directions

From our office head up Thornton Road. At Four Lane Ends traffic lights turn right on to Allerton Road. Turn right at the double mini roundabout on to Squire Lane. At the top turn left on to Pearson Lane. At the mini roundabout turn right on to Daisy Hill Lane. Continue on to Heights Lane, then right on to Duchywood.

### Information for Potential Buyers

UPRN 100051155669

We will initially check you are in a position to buy and if your offer is accepted we verify your identity, address, and the legitimate source of your funds to prevent money laundering.

As a buyer you will need to take into consideration that Stamp Duty maybe payable by you on any property purchase. Please use this link <https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro>

### Entrance

With a upvc entrance door with security gate, coat hooks, a handrail and stairs leading to the apartment.

### Hall

w: 1.65m x l: 3.95m (w: 5' 5" x l: 13' )

With an L shaped hallway, a double glazed window, radiator, and loft access. The loft is part boarded and fully insulated (no access ladder).

### Lounge

w: 4m x l: 5.08m (w: 13' 2" x l: 16' 8")

A double glazed window, radiator, a marble effect hearth and socket for an electric fire. A walk in store housing the Baxi combination boiler and main electric fuse.

### Kitchen

w: 2.85m x l: 2.93m (w: 9' 4" x l: 9' 7")

A double glazed window, lino look flooring, a range of wall and base units with black work surface. A stainless steel sink with mixer tap, plumbing for a washing machine, socket for a free standing electric oven, radiator and part tiled splash back.

### Bedroom 1

w: 3.44m x l: 3.63m (w: 11' 3" x l: 11' 11")

A side facing bedroom with a double glazed window and radiator.

### Bedroom 2

w: 2.36m x l: 3.33m (w: 7' 9" x l: 10' 11")

A rear facing bedroom with a double glazed window and radiator.

### Bathroom

w: 1.83m x l: 2.18m (w: 6' x l: 7' 2")

A double glazed frosted window, three piece white bathroom suite with an over bath tap fed shower and bi folding glass screen. With lino look flooring, a chrome towel radiator and fully tiled walls.

### Outside



This property has a good sized enclosed lawned garden and two private parking spaces.

#### **Utilities & Services**

Gas, Electric, Water ( metered) and Drainage . According to their websites Sky, Virgin Media and BT are available in this area. ( Sky Dish installed). 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 £1555.37 Approx for 2026/2027.  
Green/Grey bin collection fortnightly on a Wednesday. This property is not in a conservation area. The flood risk in this area is low. This property may be in a coal mining area.

#### **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 Advise & 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.