



Brackendale, Bradford

£94,500 Leasehold

TWO BED, FIRST FLOOR APARTMENT, BD10 - ENQUIRE ONLINE TODAY!

£650 Rent Per Calendar Month - £725 Deposit | Holding Deposit £50 ONLY, THERE ARE NO TENANTS FEES PAYABLE | You Must Have an Income of at Least £1,950 To Apply | First Floor Apartment | Unfurnished - Please Note Old Marketing Photos Used | Council Tax: C | EPC: C | Electric Only | Parking Facilities |

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DINSDALES ESTATES

SALES, LETTINGS & PROPERTY MANAGEMENT

Brackendale, Thackley, Bradford, BD10 0AG

DINSDALES ESTATES PRESENTS THIS MODERN APARTMENT IN THACKLEY, BD10. We feel this would suit someone looking to get on the property ladder with a communal feel.

Council Tax Band: C (City of Bradford Metropolitan District Council)
Tenure: Leasehold (125 years)
Ground Rent: £524.79 per year
Service Charge: £1,495.2 per year
Subletting fee of £108.00
Heating: Electric

Directions

From our office head down Thornton Road and turn left at the main traffic lights on to Whetley Lane. Continue on Whetley Lane and through the traffic lights on to Carlisle Road and continue through the lights and down Marlborough Road and onto Queen's Road. Turn left onto King's Road and continue on to Swain House Road to the roundabout. At the roundabout, take the second exit onto Highfield Road. Continue onto Town Lane and straight across onto Thackley Road. Bear left onto Windhill Old Road and take the fourth right onto Brackendale. Continue ahead and Brackendale Court can be found on the right hand side.

Description

DINSDALES ESTATES PRESENTS THIS TWO BEDROOM APARTMENT IN THACKLEY. ENQUIRE ONLINE TODAY!

Information for Potential Buyers

UPRN 10070060126

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>

Lease Information

Lease 125 years from 6 May 2005

The current annual charges due on 01/01/2026 are Ground Rent of £524.79 - Service Charge £1495.20 & a Subletting fee of £108.00.

Hall

w: 1.67m x l: 6.44m (w: 5' 6" x l: 21' 1")

With a double glazed window, a storage heater, an alarm panel, intercom and a store cupboard. (housing the hot water tank).

Open Plan Living

w: 2.85m x l: 8.03m (w: 9' 4" x l: 26' 4")

With a double glazed window, a storage heater, light Oak effect wall and base units with an integrated fridge freezer, oven, hob, microwave and extractor fan. A stainless steel sink with a mixer tap, complimentary work surface and partly tiled walls. With lino Look flooring and a smoke detector.

Bedroom 1

w: 2.74m x l: 4.14m (w: 9' x l: 13' 7")

A good sized bedroom with a double glazed window and panel radiator.

Bedroom 2

w: 3.2m x l: 3.33m (w: 10' 6" x l: 10' 11")

A double glazed window and panel radiator.

Bathroom

w: 1.7m x l: 2.21m (w: 5' 7" x l: 7' 3")

A bath with a tap fed shower, a hand basin with vanity unit, a low flush toilet, part tiled walls and tiled flooring. A chrome heated towel radiator, dome light and ceiling air vent.

Outside

A cul-de-sac location with communal areas and parking.

Utilities & Services

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, Vodafone, Three and O2. For other providers we would suggest checking directly with them.



Local Authority

Bradford Council Tax Band C £2073.83 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 very 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+) A | | |
| (81-91) B | | |
| (69-80) C | 75 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | 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/fittings 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.