



**Dubb Lane, Bingley, Bradford, BD16 2NW**

- Freehold Through Terrace ● Modern Décor ● Permit Parking ●
  - Small Back Yard ● Double Glazing & Gas Central Heating ●
- LONG-TERM | UNFURNISHED | COUNCIL TAX: A | EPC: D**  
**Rent £725 Per Calendar Month - Deposit £825**  
**DEPOSIT OF £50 PAYABLE TO APPLY**

## Taking a Property with Dinsdales

### You Need to Have A Monthly Income of £2175 to Apply

1. Enquiry online and wait for our initial email
2. Fill in the Pre Qualification Passport
3. View the property
4. Read our Tenant Fees on our website
5. Tell us you want to apply for the property
6. Book an appointment to come into our office to do a Right to Rent Check
7. Fill in the application form & Pay £50 Holding Deposit (Non Refundable)
8. Email us three months wage slips & bank statements
9. Email us any benefit/additional income information
10. Email us a different written Character Reference for each person
11. Email us an employment reference (if working)
12. Then complete our credit and referencing check online, you will receive a link once your emailed application has been assessed
13. You have one week to complete your online credit and referencing check
14. We will then offer you the property

## Directions

From our office, head up Thornton Road and turn right at the traffic lights onto Allerton Road. Continue straight ahead at both mini roundabouts. At the third mini round-about turn right onto Pearson Lane. Turn left onto Daisy Hill Lane and continue onto Heights Lane. Turn right onto Haworth Road and left onto Bingley Road. Continue onto Cottingley Cliffe Road and continue over all three roundabouts onto Cottingley New Road. Turn Right onto Bradford Road. Once you reach the main roundabout, turn left to join the By-Pass and continue until Ferncliffe Road. Finally, turn right onto Dubb Lane.

## Description

DINSDALES ESTATES PRESENTS THIS TWO BEDROOM TERRACED HOUSE IN BINGLEY. We would recommend this House to a couple.

### Lounge 16' 11" x 11' 3" (5.164m x 3.430m)

Through a composite door with two double glazed windows, an electric fire, a co2 detector, a radiator, meter and store cupboard and stairs to the first floor.

### Kitchen 7' 7" x 10' 0" (2.317m x 3.053m)

With wall and base units, twin bowl stainless steel sink with mixer tap, splash back and work surfaces, inset gas hob, electric oven and extractor hood, extractor fan, a double glazed window, composite rear door, inset spotlights, a detector, a radiator and linoleum style flooring.

## Stairs/Landing

Via stairs from the lounge, with a loft and ladder for access and a smoke detector.

### Shower Room 5' 7" x 5' 5" (1.696m x 1.646m)

With a low flush toilet, hand basin, shower cubicle with bar controlled shower, fully tiled walls and floor tiles, extractor fan, inset spotlights, clad ceiling, a towel radiator and a double glazed window.

### Bedroom One 11' 5" x 10' 4" (3.477m x 3.154m)

With a double glazed window and a radiator.

### Bedroom Two 10' 3" x 7' 10" (3.132m x 2.378m)

With a double glazed window and a radiator.

## Externally

Permit parking outside and an enclosed yard to the rear. There is a gated area separate for bin storage.

## 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 Vodaphone, Three and O2.

## Local Authority

Bradford Council Tax Band A £1289.62 Approx for 2023/2024. Green/Grey bin collection fortnightly on a Wednesday.

## 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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