



Netherwood Chambers, Manor Row, Bradford, BD1 4PB

- Leasehold First Floor Apartment ● Newly Modernised ● No Parking ●
- Electric Only – Has Communal Winter Gas Heating ●

UNFURNISHED | COUNCIL TAX: A | EPC: D

Rent £550 Per Calendar Month - Deposit £600

DEPOSIT OF £50 PAYABLE TO APPLY

Taking a Property with Dinsdales

You Need to Have A Monthly Income of £1650 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

Description

DINSDALES ESTATES PRESENTS THIS FIRST FLOOR APARTMENT IN THE CITY CENTRE. We feel this would suit a couple.

Directions

From our office head down Thornton Road and turn left onto City Road. At the roundabouts turn left to stay on City Road and then at the next roundabout turn right. Keep left and continue through two sets of traffic lights and at the next set turn left on to John Street. Continue along keeping left. At the T Junction turn right on to Manor Row. The property can be found on the right.

Entrance

Via a communal door where you can take the lift or stairs to the first floor. Into the apartment via a vestibule with matting.

L Shaped Living Area 17' 4" x 16' 2" (5.294m x 4.936m)

With two single glazed wooden large windows, an intercom handset (not working), a hard wired smoke detector, two radiators and a cupboard housing the water meter and electric fuse board.

Kitchen Area 8' 8" x 5' 9" (2.654m x 1.745m)

With two ceiling spot lights, a range of new wall and base units with complimentary work surfaces and tiling, a stainless steel look sink with a mixer tap, plumbing for a washing machine, inset electric hob, oven and extractor fan, a space for a small fridge and linoleum look flooring.

Bedroom 16' 2" x 10' 10" (4.915m x 3.299m)

With a single glazed wooden sliding sash window with locks, a radiator and fire exit door (for EMERGENCY only and then leave through the court yard gate).

Bathroom 6' 3" x 5' 7" (1.909m x 1.693m)

With a three piece white bathroom suite with part tiled walls with bath shower mixer tap, shower curtain/rail, a fitted shelf/mirror and towel rail, an extractor fan, a shaver socket and laminate look linoleum flooring.

Externally

There is no parking or external communal space. There is a right to use the bin area.

Utilities & Services

Electric, Water and Drainage. (Communal winter heating) 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.

Local Authority

Bradford Council Tax Band A £1353.75 Approx for 2024/2025. Green/Grey bin collection fortnightly on a Tuesday.

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

Dinsdales Estates

519-521 Thornton Road, Bradford, BD8 9RB

Tel: 01274 498 855

Email: admin@dinsdalesestates.co.uk

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