



**Cottageside Apartments, South Street, Denholme, BD13 4AR**

- Leasehold | First Floor Apartment ● One Bedroom ● Denholme Village ●
- Allocated Parking Space ● On Bus Route to Keighley & Bradford ●

***FURNISHED | COUNCIL TAX: A | EPC: D***

**Rent £550 Per Calendar Month - Deposit £630**

**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 FULLY FURNISHED FIRST FLOOR APARTMENT IN DENHOLME. We feel this would suit a couple.

## Directions

From our office, head up to the top of Thornton Road and turn right onto the A629 into Denholme. Turn left onto South Street and right into the Cottageside Apartments car park.

## Entrance/Stairs

Via a wooden door, with a upvc double glazed window, a wall heater, laminate look lino flooring, a fuse board and stairs to the first floor.

## Landing

With a smoke detector, a wall heater, a loft hatch, an airing cupboard with the water tank and a storage cupboard with hanging rails.

## Lounge 14' 1" x 11' 8" (4.286m x 3.547m)

With two upvc double glazed windows and a wall heater.

## Dining Kitchen 11' 7" x 10' 0" (3.528m x 3.059m)

With a modern suite of units, work surfaces and part tiling, an integrated fridge freezer and washer/dryer, a floor plinth heater, an inset electrical hob, oven and extractor fan. With a upvc double glazed window, inset spotlights, a detector and laminate look lino flooring

## Bathroom 10' 8" x 5' 0" (3.239m x 1.534m)

With a low flush toilet, hand basin with mixer tap, corner bath with screen, mixer tap and mains fed shower, a frosted double glazed window, part tiling, inset spotlights, extractor fan, towel radiator, shower socket and laminate look lino flooring.

## Bedroom 10' 10" x 10' 1" (3.307m x 3.061m)

With a upvc double glazed window and a wall heater.

## Utilities & Services

Gas, Electric, Water and Drainage. According to their websites Sky and BT are available in this area. According to their websites there's good mobile coverage for EE, Vodafone, Three and O2.

## Local Authority

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

## 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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