



Thornton Road, Thornton, Bradford, BD13 3JD

- **Through Terrace (No Back Garden) ● Modern Kitchen ● Village Location ●**
- **On local bus route ● Close to Takeaways & a Co-op ●**

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 QUIRKY TERRACE IN THORNTON VILLAGE TO LET. We feel this would be best suited to a single person.

Directions

From our office on Thornton Road, continue up Thornton Road as far as Thornton Village. Once there you will see our prominent to let sign on the right hand side, immediately after the Thornton monument/green.

Entrance/Landing

Via a composite door, alarm panel, stairs to the first floor and boiler cupboard.

Lounge 13' 7" x 13' 0" (4.14m x 3.96m)

With a double glazed window and an electric fire. An opening to the kitchen.

Kitchen 8' 10" x 7' 1" (2.69m x 2.16m)

Modern wall and base units, stainless steel sink with mixer tap, Lamona electric oven, Lamona gas hob and extractor fan, rear door, double glazed window, inset spotlights and tiled flooring. Access to the keeping cellar with plumbing for washing machine.

Bedroom 10' 5" x 8' 9" (3.17m x 2.66m)

Shapely design, double glazed window, radiator and feature fire place.

Office 9' 4" x 5' 8" (2.84m x 1.73m)

L shaped with a double glazed window, radiator, over stairs storage and loft access. Ideal to use as an office or dressing room.

Shower Room 7' 4" x 3' 6" (2.23m x 1.07m)

A shower cubicle, hand basin, low flush toilet, towel radiator, inset spotlights and tiled flooring.

Outside

With a small area to the rear.

Local Authority

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

Utilities & Services

Gas, Electricity, Water and Drainage. According to their websites Sky and BT are available in this area. There's no data for mobile coverage, we advise you check this with your provider or at your viewing.

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

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