



Hammond Square, Heaton, Bradford, BD9 4AL

- Quirky Through Cottage ● One Bedrooms with an Occasional Room ●
- Open Plan Aspect ● On Road Parking (Emm Lane) ●

PART FURNISHED | COUNCIL TAX: A | EPC: D

Rent £575 Per Calendar Month - Deposit £650

DEPOSIT OF £50 PAYABLE TO APPLY

Taking a Property with Dinsdales

You Need to Have A Monthly Income of £1725 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 down Thornton Road to the Girlington Road traffic lights. Turn left onto Girlington Road and continue onto Little Lane. At the end of Little Lane, turn left onto Toller Lane. Take your seventh right onto Leylands Lane, continue onto Highgate road and then onto Emm Lane. Hammond Square can be found on your right with access on foot.

Lounge & Kitchen 18' 0" x 14' 1" (5.485m x 4.289m)

With an entrance area, two double glazed wooden windows, wooden door and a grille. A rear stable door, a suite of wooden style fitted units and drawers. Zanussi Inset hob a griddle / fryer style top, Zanussi inset oven, washing machine, microwave, twin bowl sink with mixer tap, wooden flooring, feature beams, store cupboard, a radiator, feature inset stone fireplace with standing heater and an understairs store cupboard housing the Alpha boiler.

Shower Room 7' 1" x 6' 5" (2.162m x 1.955m)

With two frosted wooden double glazed windows, a radiator, low flush toilet, hand basin, a shower cubicle with a shower and part tiled walls and flooring.

Bedroom 14' 6" x 10' 5" (4.422m x 3.180m)

Via and open staircase, with a stone and wooden floor, a radiator, two storage cupboards (one with rail), a wooden double glazed window, spotlights and feature beams.

Occasional Room 6' 6" x 6' 3" (1.971m x 1.917m)

A radiator and a wooden double glazed window and stone flooring with small carpet area.

Outside

A hamlet style cul de sac with parking being on Emm Lane. A stone elevated garden to the back.

Utilities & Services

Gas, Electric Water and Drainage. According to their websites both Sky and Virgin media are available. According to their websites there's mobile coverage for EE, Three and O2.

Local Authority

Bradford Council Tax Band A £1353.75 Approx for 2024/2025. Green bin collection is 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

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.

www.dinsdalesestates.co.uk

Dinsdales Estates

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