



Washington Street, Girlington, Bradford, BD8 9QP

- (Rear) Back to Back • Two Bedrooms • Long Term • Newly Modernised •
- Low Maintenance Garden • On Street Parking •

UNFURNISHED | COUNCIL TAX: A | EPC: D

Rent £650 Per Calendar Month - Deposit £725

DEPOSIT OF £50 PAYABLE TO APPLY

Taking a Property with Dinsdales

You Need to Have A Monthly Income of £1950 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 turn left onto Girlington Road. Take the third left onto Thorn Street and then second right onto Washington Street. The property will be on your left.

Description

DINSDALES ESTATES PRESENTS THIS TWO BEDROOM (REAR) BACK TO BACK TERRACE IN GIRLINGTON. We feel this would suit a couple looking for their own place.

Lounge 14' 1" x 14' 0" (4.280m x 4.266m)

Through a composite door. Carpeted, neutral walls, double glazed window with vertical blind, smoke detector, thermostat, a radiator and a closed in white feature fireplace.

Kitchen 9' 5" x 5' 1" (2.860m x 1.561m)

Laminate style flooring, white walls with part Marble style tiles, double glazed window with vertical blind, light grey gloss wall and base until with work surfaces. Lamont gas hob and oven. Chrome mixer tap with sink and drainer. Vokera boiler. Space for washer. Access to cellar. Chrome extractor fan. Heat and carbon monoxide detector. Access to upstairs and the cellar.

Cellar

Stairs with handrail. Lino look flooring with meters and consumer unit.

Landing & Stairs 8' 3" x 6' 7" (2.517m x 1.998m)

Carpeted, neutral walls with handrail. Loft hatch, two smoke detectors and a radiator.

Bathroom 8' 2" x 7' 2" (2.487m x 2.174m)

Lino look flooring, part neutral walls, part white plastic cladding, white three piece suite with chrome taps and over head shower. Shower curtain with chrome rail. Frosted doubled glazed window with a blind and a radiator.

Bedroom One 14' 1" x 10' 11" (4.295m x 3.333m)

Carpeted, neutral walls, double glazed window with vertical blind and a radiator.

Bedroom Two 14' 0" x 6' 11" (4.267m x 2.117m)

Carpeted with neutral walls, double glazed window with vertical blind and a radiator.

Outside

Access through a Ginnel. Low maintenance yard. On street parking.

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 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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