

OVER 55s COMPLEX



Alan Court, Thornton, Bradford, BD13 3JU

- Ground Floor Apartment ● Two Bedrooms ● Onsite Parking ●
- Communal Gardens ● Please note Tenant Pays Service Charges ●

UNFURNISHED | COUNCIL TAX: A | EPC: C

Rent £600 Per Calendar Month - Deposit £650

DEPOSIT OF £50 PAYABLE TO APPLY

Taking a Property with Dinsdales

You Need to Have A Monthly Income of £1800 or adequate savings 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 go straight ahead at the first set of traffic lights towards Thornton Village. Continue up Thornton Road and turn left before the New Inn Pub onto Alan Court.

Description

DINSDALES ESTATES PRESENTS THIS OVER 55s GROUND FLOOR APARTMENT TO LET IN THORNTON VILLAGE. We feel this makes a perfect home for someone looking to downsize. Just off a main bus route to Bradford or Keighley and walking distance to the co-op.

Hall

Through a composite door with matting entrance, a radiator, clad style ceiling with spotlights and a smoke detector, a store cupboard with a shelving unit (for benefit only) and a consumer unit.

Lounge 14' 8" x 10' 8" (4.472m x 3.248m)

With front and side windows, a radiator, coving, double doors to the kitchen and a gas fire (not tested) with a feature fire place surround.

Kitchen 9' 9" x 9' 9" (2.969m x 2.964m)

With a suite of wall and base units with a washing machine, fridge freezer and boiler, with complimentary tiling and work surfaces, with a gas hob, electric oven and extractor hood, a twin bowl stainless steel sink with mixer tap, two double glazed windows, a radiator and washable flooring.

Bedroom One 13' 7" x 9' 0" (4.132m x 2.741m)

With a double glazed window, a radiator and two double fitted wardrobes.

Bedroom Two 8' 3" x 6' 11" (2.519m x 2.119m)

With a double glazed window, a radiator and a fitted wardrobe.

Bathroom/Shower Room 9' 8" x 7' 0" (2.954m x 2.142m)

With a corner bath with mixer shower/tap and screen, a low flush toilet, a hand basin within a vanity unit, a shower cubicle, a fitted mirror and shaver light, fully tiled walls, an extractor fan, inset spotlights, a frosted double glazed window, a radiator and washable flooring.

Gardens and Parking

There are communal grounds and a communal car park.

Utilities & Services

Gas, Electric, Water and Drainage. According to their websites Sky, Virgin Media and BT are available in this area. Mobile coverage is not good looking at most providers. We would advise to check this onsite or with your provider.

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

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