



**Regency Court, Whetley Lane, Bradford, BD8 9EY**

- **First Floor Apartment**
- **Two Bedrooms**
- **Modern Kitchen & Bathroom**
- **Communal Gardens & Parking**

***UNFURNISHED | COUNCIL TAX: A | EPC: C***

**Rent £600 Per Calendar Month - Deposit £675**

**DEPOSIT OF £50 PAYABLE TO APPLY**

## Taking a Property with Dinsdales

### You Need to Have A Monthly Income of £1800 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. Turn left at the second set of traffic lights on to Whetley Lane. Regency Court can be seen on the right. Turn right onto Regency Court and then turn left. You will see our to let board in front of you.

## Description

DINSDALES ESTATES PRESENTS THIS FIRST FLOOR APARTMENT ON REGENCY COURT. We feel this apartment would make a perfect home for a couple.

## Communal Entrance and Balcony

The block is accessed via a communal door and has an intercom entry system. The communal entrance has the post box, electric meter on the half stairwell and the apartment is on the first floor. The balcony is accessed via a wooden/ glass lockable door and the balcony has the gas meter box. The property is accessed via a Upvc entrance door.

## Entrance Hall

An L shaped hallway, radiator, smoke detector, intercom handset, cloak cupboard, textured ceiling and laminate look flooring.

## Kitchen 10' 8" x 6' 5" (3.25m x 1.95m)

A range of maple effect wall and base units with a complimentary work surface and a stainless steel twin bowl sink with mixer tap. Plumbing for a washing machine, integrated stainless steel gas hob, new lamona oven, extractor fan, Baxi combination boiler, a radiator, a double glazed window, fully tiled walls, built in store cupboard, textured ceiling a lino flooring.

## Lounge 13' 2" x 11' 8" (4.01m x 3.55m)

A rear facing lounge, textured ceiling, smoke detector, carbon monoxide alarm, double glazed window, gas fire, a radiator and two alcoves.

## Bedroom One 13' 6" x 9' 7" (4.11m x 2.92m)

A rear facing, good sized bedroom with a double glazed window, radiator, heating thermostat, a suite of furniture, textured ceiling and laminate look flooring.

## Bedroom Two 12' 0" x 8' 1" (3.65m x 2.46m)

A front facing bedroom with a double glazed window, radiator and laminate look flooring.

## Shower Room 6' 11" x 6' 1" (2.11m x 1.85m)

A double glazed window, part tiled/cladded walls, lino look flooring and a radiator. A white low flush toilet and a hand basin, in a white gloss vanity unit. A larger than average shower enclosure, a glass shower screen and a thermostatic bar shower.

## Outside

Communal gardens and 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 EE, Vodaphone, 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](http://www.dinsdalesestates.co.uk)

Dinsdales Estates

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