



St. Michaels Road, Bradford, BD8 8HE

- **Through Terrace ● Four Bedrooms ● Modern Kitchen ●**
- **Neutral Décor Throughout ● Near a Park ●**

UNFURNISHED | COUNCIL TAX: A | EPC: D

Rent £1100 Per Calendar Month - Deposit £1100

DEPOSIT OF £50 PAYABLE TO APPLY

Taking a Property with Dinsdales

You Need to Have A Monthly Income of £3300 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

Directions from our office, starting from Thornton Road, Head east on Thornton Road towards West Park Road, turn left onto City Road, turn left onto St Michael's Road and your destination will be on the right.

Description

DINSDALES ESTATES PRESENTS THIS LARGE THROUGH TERRACE IN BD8. We feel this would make a great home for a family.

Entrance/Stairs

Through a upvc door into a hall with a radiator and decorative ceiling. There are stairs and a landing for the first floor then a door and additional stairs to the second floor.

Lounge 12' 9" x 9' 4" (3.892m x 2.835m)

With a double glazed window, radiator and decorative ceiling.

Reception Two

With a double glazed window, a radiator and decorative ceiling. With access to the kitchen and also a door leading to the cellar which has two radiators, is of low height and houses the electric fuse box and the electric meter.

Kitchen 9' 4" x 7' 9" (2.845m x 2.362m)

With a double glazed window, a radiator, a upvc exit door, a combi boiler, a new fitted kitchen, modern surfaces and modern washable walls, a stainless steel look sink with a mixer tap, an electric oven, extractor hood and a gas hob, a washing machine for benefit only and washable flooring.

Bathroom 9' 3" x 4' 5" (2.824m x 1.349m)

With a frosted double glazed window, a radiator, a low flush toilet, a bath with mixer shower, a hand basin, fully tiled, a clad ceiling with inset spotlights and a washable floor.

Front Bedroom 12' 11" x 12' 11" (3.942m x 3.930m)

With a double glazed window, radiator, dado rail and coving.

Rear Bedroom 9' 5" x 8' 2" (2.869m x 2.483m)

With a double glazed window, a radiator and coving.

Attic Front Dorma 13' 0" x 11' 5" (3.971m x 3.479m)

With a double glazed window, a radiator, a textured ceiling, coving and a store cupboard.

Attic Rear Dorma 12' 8" x 11' 5" (3.853m x 3.485m)

With a double glazed window, a radiator, coving, part textured ceiling and a store cupboard.

Outside

There is a gated yard to the rear. Parking is on the road and is first come first served. The property has a children's park close by.

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. This property is not in a conservation area. They is a very low flood risk in this area.

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.dinsdalesstates.co.uk

Dinsdales Estates

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