



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

- **Second Floor Apartment ● Three Bedrooms ● Modern Décor Throughout ●**
- **Electric Only ● On site Parking ●**

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

**Rent £725 Per Calendar Month - Deposit £750**

**DEPOSIT OF £50 PAYABLE TO APPLY**

## Taking a Property with Dinsdales

### You Need to Have A Monthly Income of £2175 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 Whetley Lane traffic lights and Regency Court can be found on the right hand side. The property can be found the right within the second block on the left.

### Description

DINSDALES ESTATES PRESENTS THIS GOOD SIZED APARTMENT IN GIRLINGTON. We would recommend this property to a working family.

### Entrance Hall

From the communal area and through the composite flat door with a hot water tank cupboard housing an Ideal tank, store cupboard, smoke detector, textured ceiling, storage heater and intercom.

### Kitchen 10' 10" x 8' 0" (3.310m x 2.433m)

A upvc double glazed window, wall fan heater, textured ceiling. Wooden wall and base units with drawers, Lamona ceramic electric hob and oven, extractor hood and lino look flooring.

### Lounge 14' 6" x 11' 8" (4.421m x 3.558m)

A upvc double glazed window, storage heater, two alcoves and a textured ceiling.

### Bathroom 6' 11" x 9' 1" (2.109m x 2.770m)

A upvc double glazed window, wall fan heater, three piece suite, part tiling, textured ceiling and lino look flooring.

### Bedroom One 12' 11" x 10' 4" (3.932m x 3.153m)

A upvc double glazed window, storage heater and a textured ceiling.

### Bedroom Two 10' 4" x 9' 1" (3.139m x 2.77m)

A upvc double glazed window, storage heater and a textured ceiling.

### Bedroom Three 9' 5" x 6' 7" (2.878m x 2.013m)

A upvc double glazed window, storage heater and a textured ceiling.

### Outside

There are communal bins and an allotted parking space.

### Utilities & Services

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/is not in a conservation area. The flood risk in this area is low.

### 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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