



Rowlands Close, Thornton, Bradford, BD13 3GJ

- **Second Floor Apartment** • **Modern Throughout** • **Allocated Parking** •
- **Visitors Parking** • **Access to the Northern Trail** •

LONG TERM | UNFURNISHED | COUNCIL TAX: B | EPC: C

Rent £825 Per Calendar Month - Deposit £900

DEPOSIT OF £50 PAYABLE TO APPLY

Taking a Property with Dinsdales

You Need to Have A Monthly Income of £2475 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, saty on Thornton Road heading up to Thornton Village. Continue through Thornton Village, turn left onto Woodsley Fold and left again to continue on Woodsley Fold. Turn right onto Rowlands Close, the property is on your left.

Description

DINSDALES ESTATES PRESENTS THIS SECOND FLOOR APARTMENT IN THORNTON. We feel this would be ideal for a professional couple looking for stylish accomodation with parking.

Communal

Communal entrance with three flights of stairs, please note there's no lift. Here you will find the post box, meter cupboard and and notice board by Inspire (The current Block Management Agent).

Entrance Hallway 10' 7" x 6' 9" (3.220m x 2.046m)

Enter via a fire door to a part matted and part carpet hallway, a consumer unit, radiator, smoke detector, access to the loft, thermostat, intercom. A useful storage cupboard housing the stop tap and a Vent Axia extraction system.

Lounge Area 17' 6" x 10' 7" (5.334m x 3.215m)

Carpeted with a Juliet balcony with curtains, a double glazed window with roller blind and a radiator. TV and telephone points.

Kitchen Area 14' 3" x 7' 4" (4.353m x 2.246m)

Laminate style flooring with part stone effect walls, modern gloss wall and base units with chrome handles, one houses the Potterton Promax Combi Boiler and a built in fridge freezer for tenant benefit only. A stainless steel basin and drainer with mixer tap. A built in Zanussi washer dryer for tenant benefit only. A Zanussi built in hob with extractor fan and a Lamona electric oven. A radiator and double glazed window with roller blind.

Bedroom One 14' 2" x 11' 1" (4.317m x 3.367m)

L shaped, carpeted with double glazed window, a radiator and access to en-suite.

Ensuite

Lino look flooring, three piece suite including a walk in Mira Vie electric shower. A radiator with towel rail above. An extractor fan and wall mounted mirrored cupboard for tenant benefit.

Bedroom Two 10' 8" x 10' 7" (3.246m x 3.215m)

Carpeted, a radiator and double glazed window.

Bathroom 6' 9" x 6' 7" (2.052m x 2.005m)

Lino look flooring, three piece bathroom suite with mixer taps and shower. An extractor fan and wall mirror with shelf for tenant benefit.

Outside

View over the Northern Trail, allocated parking for one car and visitors 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 mobile coverage for EE, Vodaphone, Three and O2.

Local Authority

Bradford Council Tax Band B £1579.38 Approx for 2024/2025. Green/Grey bin collection fortnightly on Tuesday. This property is not in a conservation area. The flood risk in this area is very low. This property may be in a coal mining 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.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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