



Thornton Road, Thornton, Bradford, BD13 3JX

- **First Floor Apartment** ● **Fully Furnished with Local Inspired Art** ●
 - **On Bus Routes to Bradford City Centre & Keighley** ● **On Road Parking Near By** ●
- LONG TERM | FURNISHED | COUNCIL TAX: A | EPC: D***
Rent £750 Per Calendar Month - Deposit £800
DEPOSIT OF £50 PAYABLE TO APPLY

Taking a Property with Dinsdales

You Need to Have A Monthly Income of £2250 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 Four Lane Ends traffic lights up Thornton Road. Continue up to Thornton Village, the apartment is on your left above Christophe's Bistro & Coffee House.

Description

DINSDALES ESTATES PRESENTS THIS MODERN, QUIRKY FIRST FLOOR APARTMENT IN THORNTON VILLAGE. We feel this would suit a single occupier looking for unique accomodation.

Entrance

Through the front door, also leading to the cafe. With stairs to the first floor where there is also the cafe toilet used during their opening times. Consideration must be given to the cafe below.

City Living Open Plan 15' 3" x 15' 1" (4.647m x 4.603m)

Entered straight through the apartment door. With three double glazed windows, a radiator, a fitted kitchen with appliances, inset spotlights and laminate flooring.

Bathroom 10' 5" x 5' 7" (3.170m x 1.696m)

With a frosted double glazed window, a bath with mixer shower, a low flush toilet, hand basin and splash back walls, a towel radiator, a boiler cupboard and washable flooring.

Bedroom One 10' 10" x 9' 9" (3.294m x 2.971m)

With a double glazed window, a radiator and a built in storage system.

Bedroom Two 11' 6" x 6' 1" (3.510m x 1.850m)

With a borrowed light window from Bedroom One, a radiator and storage system.

Parking

On Road Parking.

Utilities & Services

Gas, Electric, Water and Drainage. According to their websites Sky and BT are available in this area. According to their websites there's good mobile coverage for O2. For other providers we would suggest checking directly with them.

Local Authority

Bradford Council Tax Band A £1353.75 Approx for 2024/2025. Green/Grey bin collection fortnightly on a Tuesday. This property is 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

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