



**Bootham Park, Daisy Hill, Bradford, BD9 6EG**  
● Detached ● Three Bedrooms & Three Receptions ●  
● Front & Back Gardens ● Driveway & Attached Garage ●  
**PART FURNISHED | COUNCIL TAX: D | EPC: C**  
**Rent £1,200 Per Calendar Month - Deposit £1,200**  
**DEPOSIT OF £50 PAYABLE TO APPLY**



### Taking a Property with Dinsdales

#### You Need to Have A Monthly Income of £3,600 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 up Thornton Road and turn right onto Allerton Road. Go straight ahead at the first mini roundabout and at the second mini roundabout turn right onto Squire Lane. At the end of Squire Lane, turn Left onto Duckworth Lane. At the mini roundabout turn right onto Daisy Hill Lane and continue onto Heights Lane. Turn left onto Lynfield Drive and then left onto Sowden Road, continue onto Bootham Park. The property is on your right.

### Description

DINSDALES ESTATES PRESENTS THIS GREAT SIZED DETACHED IN THE DAISY HILL AREA. We feel this would suit a family looking to stay settled.

#### Entrance 4' 5" x 3' 9" (1.339m x 1.138m)

Via a Upvc door. A tiled floor with a radiator, alarm, light and wall mounted coat rail.

#### Downstairs Toilet 3' 9" x 3' 5" (1.149m x 1.039m)

A tiled floor, toilet and sink with mixer tap, a radiator, frosted double glazed window with grill and a light.

#### Lounge 16' 4" x 10' 11" (4.984m x 3.332m)

Laminate style flooring with two radiators, open stair way to upstairs. Shelving unit with HP monitor, tv stand with Panasonic tv. Double glazed window with grill. Two lights, two wall lights and a smoke alarm.

#### Dining Room 9' 6" x 8' 10" (2.890m x 2.699m)

Laminate style flooring, open to the lounge, table and chair set, shelving unit, a radiator and a light.

#### Conservatory 13' 2" x 8' 7" (4.023m x 2.617m)

Laminate style flooring with fully double glazed conservatory with patio doors from the dining room. Four piece wooden style furniture, two wall lights and single door into back garden.

#### Kitchen 16' 4" x 8' 1" (4.967m x 2.470m)

L shaped with tiled flooring and part tiled walls. Under stair storage cupboard. Candy fridge freezer. Two double glazed windows, one with a sliding grill, two radiators and a heat and co2 detector. Upvc Side door with gate. Neutral wall and base units with neutral work surfaces, Toshiba microwave, Breville kettle, Candy ultra washer, gas built in hob and built in oven, white basin and drainer with chrome mixer tap. Spotlights and a wall mounted consumer unit.

#### Landing 14' 8" x 6' 1" (4.480m x 1.865m)

L shaped, carpeted with Balustrade, a radiator, a drop light, a smoke detector, storage hub, loft hatch (not been accessed) and a double glazed window.

### Bathroom

Lino look flooring with fully tiled walls, three piece suite with overhead mixer fed shower. Modern wall mounted mirror, a radiator, frosted double glazed window, an extractor fan and spotlights.

#### Bedroom One 14' 8" x 11' 9" (4.477m x 3.588m)

Shapely with carpet, a radiator, a double glazed window, range of furniture including double bed and a light.

#### Bedroom Two 10' 4" x 10' 0" (3.162m x 3.058m)

Shapely with carpet, a radiator, double glazed window and a light. Range of furniture including a double bed.

#### Bedroom Three 10' 1" x 9' 1" (3.067m x 2.764m)

Carpeted with a double glazed window, a radiator, a range of furniture including a single bed and a light.

### Outside/Garage

To the front we have an inclined driveway, flagged path and grassed areas. Access to the back is via a path at the left side with a gate. At the back there's a flagged patio area, the rest is grass with a decked planter. The electric meter is on the left side outside. There is an attached garage with electric, this is only accessed via the front and housing the ideal boiler. Co2 detector, Indesit dryer and a range of units for storage.

### 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 D £2219.65 Approx for 2025/2026. Green/Grey bin collection fortnightly on a Wednesday. 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**

**Find us on Facebook: Dinsdales Estates**

**Find us on Instagram: dinsdales\_estates**