



Barnby Avenue, Lower Grange, Bradford, BD8 0QN
● Mid Town House ● Two Bedrooms ● Neutral Décor ●
● Front & Back Gardens ● Off Road Parking ●
UNFURNISHED | COUNCIL TAX: A | EPC: D
Rent £750 Per Calendar Month - Deposit £825
DEPOSIT OF £50 PAYABLE TO APPLY

Taking a Property with Dinsdales

You Need to Have A Monthly Income of £2,250 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

Starting from our office, head west on Thornton Road towards Young Street. Turn right onto Rhodesway, then turn left onto Herschel Road, then turn right onto Barnby Avenue. Your destination will be on the right.

Description

DINSDALES ESTATES PRESENTS THIS TOWN HOUSE IN LOWER GRANGE! We feel this would suit a couple looking for their own place.

Entrance 4' 7" x 4' 3" (1.404m x 1.296m)

Access via wooden look door, laminate style flooring, a radiator with cover, smoke detector and consumer unit.

Lounge 13' 2" x 12' 1" (4.010m x 3.683m)

Laminate style flooring, double glazed window, radiator, thermostat, electric fire and under stairs cupboard.

Kitchen 12' 1" x 7' 11" (3.686m x 2.415m)

With tiled flooring with wooden style wall and base units with work surfaces and part tiled walls. An electric free standing Milano E60 oven and hob with extractor hood. Space for a fridge freezer and for a washer/dryer. A stainless steel basin and drainer with mixer tap. An extractor fan, a radiator, a double glazed window and Valliant boiler. The stop tap is found under the sink. With a wooden style back door with frosted glass.

Landing/Stairs 6' 3" x 5' 2" (1.900m x 1.578m)

Carpeted with a banister, smoke detector and loft hatch (not accessed).

Bathroom 6' 2" x 5' 9" (1.891m x 1.747m)

A three piece suite with over head shower. lino look flooring and part tiled walls. A radiator, frosted double glazed window, mirrored cupboard and sink surround for tenant benefit.

Bedroom One 10' 0" x 10' 0" (3.060m x 3.036m)

Carpeted with built in wardrobe for tenant benefit, storage cupboard housing water tank, double glazed window and a radiator.

Bedroom Two 11' 1" x 5' 8" (3.388m x 1.723m)

Carpeted with radiator and double glazed window.

Outside

Low maintenance enclosed front yard with two meter cupboards housing gas and electric meters. To the back you have a patio area with a raised pebble area with grass feature. Enclosed by fencing with an outdoor tap.

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. For other providers we would suggest checking directly with them.

Local Authority

Bradford Council Tax Band A £1479.76 Approx for 2025/2026. Green/Grey bin collection fortnightly on a 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

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