



The Avenue, Clayton, Bradford, BD14 6PE

- Semi Detached Bungalow ● Two Bedrooms ● Front & Back Gardens ●
- On Road Parking ●

UNFURNISHED | COUNCIL TAX: B | 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

From our office, head up Thornton Road. Turn left onto Cemetery Road then Turn right onto Clayton Road and Continue onto Bradford Road for 0.7 mile. At the roundabout, continue straight onto The Avenue. At the next roundabout you will find your destination will be on the right.

Description

DINSDALES ESTATES PRESENTS THIS BUNGALOW. We feel this would suit a couple looking to stay settled.

Lounge 12' 7" x 11' 8" (3.825m x 3.562m)

Rosewood UPVC double glazed bay window, electric fire, radiator and laminate style flooring.

Kitchen 9' 5" x 8' 10" (2.879m x 2.698m)

With wooden wall and base units, chrome sink with mixer tap, lino look flooring, Cannon free standing gas cooker, heat sensor detector. Rosewood Upvc double glazed window, Upvc glazed door, a radiator and wooden cabinets with glass sliding doors. Plumbing for a washer. Built in storage cupboard housing a working alarm and consumer unit.

Hallway 8' 10" x 2' 10" (2.681m x 0.868m)

With laminate style flooring, smoke detector and radiator.

Bathroom 7' 5" x 6' 8" (2.250m x 2.038m)

Rosewood double glazed window, white 3 piece suite with mixer tap shower and shower screen. Lino look flooring, fully tiled, radiator, mirror and a white cupboard for storage which houses the boiler.

Bedroom One 14' 9" x 9' 5" (4.498m x 2.878m)

Rosewood double glazed window, radiator and laminate style flooring.

Bedroom Two 9' 5" x 5' 10" (2.878m x 1.774m)

Rosewood double glazed window, radiator and laminate style flooring.

Outside

Stair access to the property. Having gardens on three sides, tiered garden at the front and a shed for storage. Parking is on the road.

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 Vodaphone and O2.

Local Authority

Bradford Council Tax Band B £1726.38 Approx for 2025/2026. Green/Grey bin collection fortnightly on a Friday 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](https://www.instagram.com/dinsdales_estates)