



Regency Court, Off Whetley Lane, BD8 9EX
● First Floor Apartment ● Two Bedrooms ● Modern Interior ●
● Allocated Parking Space & Visitors Parking ●
UNFURNISHED | COUNCIL TAX: A | EPC: D
Rent £650 Per Calendar Month - Deposit £700
DEPOSIT OF £50 PAYABLE TO APPLY

Taking a Property with Dinsdales

You Need to Have A Monthly Income of £1950 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 down Thornton Road and turn left on to Whetley Lane. Regency Court can be seen on the right.

Description

DINSDALES ESTATES PRESENTS THIS FIRST FLOOR APARTMENT IN BD8. We would recommend this apartment to a couple who are looking for long term, affordable accommodation.

Balcony

From the communal area. Gas Meter.

Hallway

Store cupboard, radiator, and intercom handset. Smoke detector.

Lounge 13' 2" x 11' 0 (4.01m x 3.35m)

Window, radiator, two alcoves, with grey carpet.

Kitchen 11' 0" x 6' 0 (3.35m x 1.83m)

White with chrome handles wall and base units, black tiling and black work tops. Chrome sink with mixer tap and plug, store cupboard, textured ceiling, radiator, linoleum style flooring. Beko gas cooker and Zanussi fridge with a Bosch washer. (Tenant Benefit only). Brand new Valliant Eco tec combi boiler.

Bathroom 6' 11" x 6' 3 (2.11m x 1.90m)

Window, radiator, hand basin, bath, shower, low flush toilet, textured ceiling and tiling.

Bedroom one 9' 6" x 13' 6 (2.89m x 4.11m)

Window, radiator and textured ceiling.

Bedroom Two 12' 1" x 6' 4 (3.68m x 1.93m)

Window, radiator and textured ceiling.

Externally

Communal gardens and allocated 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 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 for 2025/2026. 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

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