



- St Margarets Road, Lidget Green, Bradford, BD7 2BU
- Through Terrace • Four Bedrooms • Low Maintenance Gardens •
 - Steep stairs – not ideal for small kids or limited mobility •
- UNFURNISHED | COUNCIL TAX: A | EPC: D**
Rent £950 Per Calendar Month - Deposit £1000
DEPOSIT OF £50 PAYABLE TO APPLY

Taking a Property with Dinsdales

You Need to Have A Monthly Income of £2,850 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, turn left onto Young Steet, turn left onto Duncombe Road, turn right onto Ingleby Road, continue and turn left onto Staveley Road, turn left onto St Margaret's Road and your destination will be on the right.

Description

DINSDALES ESTATES PRESENTS THIS TERRACE IN LIDGET GREEN! We feel this is suited to someone looking for a lot of space.

Lounge 15' 0" x 14' 1" (4.564m x 4.287m)

Through a wooden entrance door with a double glazed window, a radiator, feature fire surround, two alcoves. With coving and a ceiling rose.

Stairs/Landing

With stairs between the lounge and the kitchen to the first floor landing and then very steep stairs where care is required where they split when leading to the dormer attic bedrooms.

Kitchen 14' 2" x 6' 9" (4.312m x 2.068m)

With a upvc exit door, a double glazed window, a Baxi boiler, base units, a stainless steel sink with mixer tap, work surfaces, plumbing for a washing machine, a gas topped and electric free standing oven, laminate look flooring and access to the cellar.

Cellar 15' 0" x 12' 8" (4.567m x 3.872m)

The front cellar area has the meters and the consumer unit. There are two additional storage spaces to the rear of the cellar where the water stop tap can be found.

Bedroom One 14' 1" x 9' 5" (4.294m x 2.881m)

Front facing with a double glazed window, a radiator and a feature surround.

Bedroom Two 7' 11" x 7' 2" (2.406m x 2.183m)

Rear facing with a double glazed window, a radiator and store cupboards.

Shower Room 10' 0" x 5' 0" (3.045m x 1.522m)

With an additional entrance area with a radiator, a low flush toilet, a hand basin, Mira Shower with surround, washable flooring, a frosted double glazed window and part tiled walls.

Attic Bedroom Three 12' 11" x 11' 0" (3.932m x 3.347m)

Front facing with a double glazed dormer window and a radiator.

Attic Bedroom Four 12' 11" x 1' 9" (3.942m x .532m)

Rear facing with an alcove and with a double glazed dormer window and a radiator.

Outside

There are gated low maintenance areas to the front and the rear of the property. There is on street parking on a first come first served basis.

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 mobile coverage for EE, Vodafone, 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, by 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. 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)