



**Thornton Old Road, Fairweather Green, Bradford, BD8 0HT**  
• **Ground Floor Apartment • Two Bedrooms • Front Garden •**  
• **Off Road Parking & a Garage • Good Retirement Home •**  
***LONG TERM /UNFURNISHED / COUNCIL TAX: A / EPC: C***  
**Rent £700 Per Calendar Month - Deposit £800**  
**DEPOSIT OF £50 PAYABLE TO APPLY**

## Taking a Property with Dinsdales

### You Need to Have A Monthly Income of £2100 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 if you walk away)
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 take your fourth left onto Godfrey Street. Turn left onto Thornton Old Road. The property is on your right.

## Description

DINSDALES ESTATES PRESENTS THIS GOOD SIZED, GROUND FLOOR APARTMENT IN FAIRWEATHER GREEN. We feel this would be a suitable retirement property.

### Lounge 14' 8" x 10' 6" (4.47m x 3.20m)

Entered from outside via a upvc door. With a double glazed window, a radiator and carpet.

### Dining Kitchen 11' 1" x 8' 8" (3.38m x 2.64m)

Carpeted, a radiator, neutral style wall and base units with work surfaces, a stainless steel sink/drainer with mixer tap, part tiled walls, a double glazed window, an inset gas hob/built in oven and extractor hood. With plumbing for a washing machine. With textured ceiling.

### Hall 14' 2" x 2' 8" (4.31m x 0.81m)

Carpeted with an air vent, a smoke detector. With a walk in under stair store.

### Wet Room 8' 8" x 5' 10" (2.64m x 1.78m)

With lino look flooring with fully tiled walls, a radiator, a wall mounted mirrored cupboard, a stainless steel towel rail and toilet roll holder. With a grab handle, an extractor fan, a low flush toilet, a hand basin, a Mira shower will wall mounted shower chair and curtain rail. With two frosted double glazed windows and a store cupboard housing a Vaillant boiler and a co2 detector.

### Bedroom One 13' 10" x 9' 8" (4.21m x 2.94m)

Carpeted with built in wardrobes with a dressing table, textured ceiling, a radiator, a double glazed window and a digital thermostat.

### Bedroom Two 11' 9" x 6' 6" (3.58m x 1.98m)

Carpeted with a radiator, textured ceiling and a double glazed window.

## Outside

With a front communal garden with shared path for access. With off road parking and a garage.

## 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 is good mobile coverage for EE, Vodafone and 02. 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 is 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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