



**Bradford Road, Clayton, Bradford, BD14 6HH**  
● End Townhouse ● Three Bedrooms ● Neutral Décor ●  
● Front & Back Gardens ● On Road Parking ●  
**LONG TERM | UNFURNISHED | COUNCIL TAX: A | EPC: C**  
**Rent £850 Per Calendar Month - Deposit £900**  
**DEPOSIT OF £50 PAYABLE TO APPLY**

## Taking a Property with Dinsdales

### You Need to Have A Monthly Income of £2,550 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 and turn left onto Cemetery Road, turn right onto Clayton Road, continue onto Bradford Road and your destination will be on the left.

## Description

DINSDALES ESTATES PRESENTS THIS END TOWNHOUSE IN CLAYTON! We feel this property would suit a family.

### Entrance 4' 6" x 4' 5" (1.359m x 1.335m)

Through a brown upvc door, with matted floor, a radiator, a smoke detector and a chrome socket.

### Lounge 16' 7" x 13' 1" (5.044m x 3.996m)

With laminate style flooring, chrome sockets, a feature fire, a double glazed window with a roller blind. With a sliding door to the front garden with vertical blinds and two radiators. With a Brsk box and Virgin.

### Kitchen 19' 11" x 9' 0" (6.074m x 2.755m)

With laminate style flooring with wooden look wall and base units. With access to an under stair store, a radiator and chrome sockets. With an Ideal boiler, a Becko fridge for tenant benefit and an Ambiano chest freezer for tenant benefit. With a Stainless steel basin with mixer tap and a water meter. A Candy electric oven with Indesit gas hob and stainless steel extractor hood. With part tiled walls. a double glazed window with roller blind and wooden look back door. With a consumer unit and electric meter and a disconnected alarm.

### Landing 8' 2" x 7' 10" (2.487m x 2.383m)

With a wooden hand rail, carpeted, a chrome socket and smoke detector. A loft access and storage cupboard with shelving.

## Bathroom

A three piece suite, fully tiled including flooring. With a radiator and towel rail. Featuring a mixer bar over bath shower. and a frosted double glazed window.

### Bedroom One 13' 4" x 11' 0" (4.073m x 3.346m)

Carpeted, two radiators, chrome sockets, a bay window and a double glazed window.

### Bedroom Two 11' 5" x 8' 9" (3.480m x 2.672m)

Carpeted, a double glazed window, a radiator and chrome sockets.

### Bedroom Three 8' 9" x 8' 5" (2.668m x 2.571m)

Carpeted, a double glazed window, a radiator and chrome socket.

## Outside

A walled front garden with a paved path to the lounge door and a gate. With on road parking. A back garden with gate and paved patio area. With access to the gas meter.

## Utilities & Services

Gas, Electric, Water and Drainage. According to their websites Sky and BT are available in this area. According to their websites there's good mobile coverage for EE, Vodaphone, 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 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, 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](http://www.dinsdalesestates.co.uk)

Dinsdales Estates

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