



Parkside Road, West Bowling, Bradford, BD5 8PG

- Mid Through Terrace • Three Bedrooms • Newly Modernised •
- Garden, Parking at the Back or On Road Parking, First Come Basis •

LONG TERM | UNFURNISHED | COUNCIL TAX: A | EPC: D

Rent £900 Per Calendar Month - Deposit £950

DEPOSIT OF £50 PAYABLE TO APPLY

Taking a Property with Dinsdales

You Need to Have A Monthly Income of £2,700 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 turn right on to Ingleby Road, continue onto Horton Grange Road and then onto All Saints Road. Turn right onto Dirkhill Road. At the roundabout take the first exit onto Horton Park Avenue. At the the double mini roundabouts go straight ahead staying on Horton Park Avenue. Turn right onto Little Horton Lane, left onto Clarges Street and continue onto Ransdale Road. Turn right onto Manchester Road, left onto Parkside Road, at the mini roundabout continue ahead and the property is on your left.

Description

DINSDALES ESTATES PRESENTS THIS SPACIOUS THROUGH TERRACE IN WEST BOWLING. We feel this would suit a family.

Entrance 15' 0" x 3' 4" (4.573m x 1.015m)

Entering through a Upvc front door into a vestibule with built in mat A hallway with laminate style flooring, grey walls, a radiator, coat hooks, smoke detector and drop pendant light.

Lounge 14' 2" x 9' 4" (4.309m x 2.854m)

With laminate style flooring, grey walls, double glazed bay window with vertical blinds, alcoves with shelving, a radiator, wall lights and drop pendant light.

Second Reception/Dining Room 14' 3" x 12' 4" (4.345m x 3.763m)

With laminate style flooring with grey walls, a chimney breast, two radiators, a double glazed window with vertical blinds and a drop pendant light.

Kitchen 9' 3" x 7' 4" (2.822m x 2.233m)

A step down. lino look flooring, L shaped range of wall and base units with work surfaces, speckled style splash back, stainless steel style sink and drainer with mixer tap. A space for a washer/dryer. With an oven with gas hob and Bosch extractor hood. A Worcester boiler with thermostat, double glazed window with vertical blinds, barn style back door with part glass. With a storage cupboard with shelving.

Cellar 14' 3" x 12' 4" (4.345m x 3.763m)

Useful with lights, housing the gas meter, consumer unit and electric meter.

Landing/Stairs 15' 8" x 14' 3" (4.786m x 4.345m)

Shapely with carpet, grey walls, hand rail and balustrade, drop pendant light and smoke detector.

Bedroom One 14' 4" x 10' 10" (4.366m x 3.301m)

Carpeted, grey walls, chimney breast, two double glazed windows with vertical blinds, a radiator and a drop pendant light.

Bedroom Two 11' 4" x 9' 10" (3.458m x 2.997m)

Carpeted with alcove, grey walls, a radiator, a double glazed window with vertical blinds and a drop pendant light.

Attic Bedroom Three 16' 10" x 12' 9" (5.124m x 3.875m)

Stairs with hand rail. Carpeted with grey walls, eave storage and storage cupboard with shelving, two velux windows, two air vents, a radiator, a smoke detector and a drop pendant light.

Bathroom 9' 2" x 7' 3" (2.804m x 2.203m)

A step down. Part tiled and part upvc cladding, lino look flooring, a three piece suite with chrome taps and electric Triton shower with shower screen. Xpelair extractor fan, a frosted double glazed window with roller blind, chrome holder accessories, storage cupboard, chrome radiator, a built in mirror and wall hooks.

Outside

To the front there is a low maintenance yard with grey stones and gate. To the back there is a low maintenance yard with gate which could be used for parking. There is views of the park.

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, 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 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.dinsdalesstates.co.uk

Dinsdales Estates

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