



Sandhill Close, Rhodesway, Bradford, BD8 0DZ

- Ground Floor Apartment ● Two Bedrooms ● Fresh Interior ●
- Allocated & Visitor Parking ● Nice outlook to Chellow Dene Wetlands ●

LONG TERM / UNFURNISHED / COUNCIL TAX: B | EPC: C

Rent £750 Per Calendar Month - Deposit £825

DEPOSIT OF £50 PAYABLE TO APPLY

Taking A Property with Dinsdales

You Need to Have A Monthly Income of £2250 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 offices continue up Thornton Road and through Four Lane Ends traffic lights. Continue past the fire station on your left and then take your next right turn onto Rhodesway. Continue along Rhodesway. Turn right onto Abbeydale Drive and then immediately left and follow the road all the way to the right. The apartments are found to the back of Sandhill Close.

Description

DINSDALES ESTATES PRESENTS THIS MODERN STYLE APARTMENT TO LET IN RHODESWAY. We feel this would suit a couple looking for their own space.

Entrance Hall

By entering a communal entrance with individual post boxes. Into a vestibule with matted floor into a shapely, carpeted hallway, radiator, smoke detector, store cupboard with shelving, an intercom handset and a thermostat.

Kitchen 8' 0" x 6' 11" (2.444m x 2.099m)

With a double glazed window with vertical blinds, radiator, range of wall and base units, inset gas hob, Bush electric oven, an extractor fan and light. A twin bowl stainless steel sink, part tiled walls, work surfaces and Baxi enclosed boiler. For tenant benefit a Beko washing machine, Zanussi fridge freezer and lino look flooring.

Lounge 16' 1" x 9' 9" (4.90m x 2.97m)

With french doors with Juliet balcony, vertical blinds and curtains, carpeted, a radiator, a light and arch in to the kitchen.

Bathroom 7' 0" x 6' 9" (2.123m x 2.057m)

A three piece white suite, a radiator, a mirrored cabinet for tenant benefit and chrome mixer taps and accessories. With part tiling, lino look flooring, a light and an extractor fan.

Bedroom One 15' 4" x 10' 11" (4.666m x 3.319m)

Shapely with carpet, a double glazed window with vertical blinds and curtains and a radiator.

En-suite 6' 8" x 5' 1" (2.023m x 1.558m)

A low flush toilet, hand basin, shower cubicle with thermostatic bar controlled shower, part tiling, chrome bathroom fittings and mixer tap, radiator, extractor fan, light and lino look flooring.

Bedroom Two 8' 0" x 6' 9" (2.43m x 2.05m)

Carpeted with a double glazed window with vertical blinds and curtains, drop pendant light and a radiator.

Outside

Site gardens, allocated bin store, allocated parking and visitors parking.

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 Three and O2. For other providers we would suggest checking directly with them.

Local Authority

Bradford Council Tax Band B £1726.38 Approx for 2025/2026. Communal Bins. 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

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