



Station Road, Clayton, Bradford, BD14 6JT

- End Townhouse ● Three Bedrooms ● Modern & Neutral Interior ●
- Off Road Parking ● Front & Back Garden ●

LONG TERM | UNFURNISHED | COUNCIL TAX: | EPC:

Rent £900 Per Calendar Month - Deposit £975

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 left onto Cemetery Road and at the lights turn right onto Clayton Road. Turn left onto Pasture Lane and follow the road round to the right onto Station Road. The property is on your left.

Description

DINSDALES ESTATES PRESENTS THIS END TOWNHOUSE IN CLAYTON. We feel this would be suited for a couple or small family.

Entrance Porch

Vestibule style, via composite door, a radiator, house alarm (not working), the consumer unit, coving, textured ceiling, hatch, mat flooring.

Downstairs Toilet

From the porch. With a low flush toilet, hand basin, splash back tiling, a radiator, extractor fan, textured ceiling and washable flooring.

Lounge 15' 6" x 12' 0" (4.734m x 3.661m)

With a double glazed window, two radiators, an open staircase, a store cupboard, a hard wired smoke detector, a feature fire place with fire, coving and textured ceiling.

Dining Kitchen 15' 1" x 8' 8" (4.607m x 2.632m)

With a suite of wall and base units, an inset gas hob, elective oven and extractor hood, a twin bowl stainless steel sink with mixer tap (with stop tap under the sink), part tiled walls, work surfaces, an ideal boiler, a radiator, textured ceiling, washable flooring and a double glazed window and french doors.

Landing/Stairs

With a hard wired smoke detector, a store cupboard, loft access and textured ceiling.

Bathroom 6' 3" x 5' 4" (1.898m x 1.638m)

With a three piece white suite with a mixer tap shower, part splash back walls, a towel radiator, an extractor fan, a shaver socket, feature mirror, textured ceiling, a frosted double glazed window and washable flooring.

Bedroom One 13' 5" x 9' 10" (4.084m x 3.003m)

To the front, with two double glazed windows, a radiator, fitted wardrobes, a store cupboard and textured ceiling.

Bedroom Two 8' 5" x 7' 11" (2.566m x 2.420m)

To the rear, with a double glazed window, a radiator and textured ceiling.

Bedroom Three 8' 11" x 6' 5" (2.723m x 1.962m)

To the rear, with a double glazed window, a radiator and textured ceiling.

Outside

With two parking spaces to the rear and street parking. With gates to the front, side and rear. With a garden to the front and a lawned garden to the rear. There is an outside tap.

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 EE, Vodaphone and O2. For other providers we would suggest checking directly with them.

Local Authority

Bradford Council Tax Band C £1973.00 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.dinsdalesstates.co.uk

Dinsdales Estates

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