



Regency Court, Girlington, Bradford, BD8 9EX

- **Second Floor Apartment** ● **Two Bedrooms** ● **Modern Interior** ●
- **Newly Refurbished** ● **Allocated Parking & Visitors Parking** ●

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

Rent £695 Per Calendar Month - Deposit £750

DEPOSIT OF £50 PAYABLE TO APPLY

Taking a Property with Dinsdales

You Need to Have A Monthly Income of £2085 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 head down Thornton Road, turn left onto Whetley Lane and right onto Regency Court. Turn left and the apartment is in the bottom left of the complex.

Description

DINSDALES ESTATES PRESENTS THIS NEWLY MODERNISED SECOND FLOOR APARTMENT. We feel this would suit a couple.

Entrance

From a communal staircase onto a balcony and then through the apartment door.

Hall

With a radiator, smoke detector, textured ceiling and a store cupboard.

Kitchen 11' 0" x 6' 1" (3.359m x 1.860m)

With a double glazed window, a radiator, a suite of wall and base units, work surfaces and part tiled walls, a stainless steel look sink with a mixer tap, a beko gas hob, a Logic electric oven, a extractor hood, an indesit washing machine, a Logic fridge/freezer, a baxi boiler, a consumer unit, a store cupboard, a textured ceiling and a tiled floor.

Lounge 13' 4" x 11' 7" (4.067m x 3.540m)

With a double glazed window, a radiator, textured ceiling, thermostat and feature chimney breast.

Bathroom 6' 10" x 6' 3" (2.086m x 1.901m)

With a three piece suite with a mixer shower, fully tiled walls, a fitted bathroom mirrored cabinet, a frosted double glazed window, a radiator and a tiled floor.

Bedroom One 13' 6" x 9' 8" (4.109m x 2.935m)

With a double glazed window, a radiator, feature dado rail and textured ceiling.

Bedroom Two 12' 3" x 6' 10" (3.732m x 2.077m)

With a double glazed window, a radiator and textured ceiling.

Outside

There are communal gardens and an allocated parking space.

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, 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.dinsdalesestates.co.uk

Dinsdales Estates

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