



Regency Court, Girlington, Bradford, BD8 9EY

- Second Floor Apartment ● Two Bedrooms ● Neutral Interior ●
- Allocated & Visitors Parking ●

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

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 £2,085 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 Dinsdales Estates, head down Thornton Road, turn left onto Whetley Lane, turn right onto Regency Court and then turn left to stay on Regency Court, your destination will be on the left.

Description

DINSDALES ESTATES PRESENTS THIS NEUTRAL TWO BEDROOM SECOND FLOOR APARTMENT IN GIRLINGTON. We feel this would suit a couple looking for their own place.

Entrance 0' 0" x 0' 0" (0m x 0m)

Through a communal entrance door with intercom, post box and carpeted stairs to the second floor. Through a door to the balcony.

Hall 11' 6" x 3' 3" (3.512m x 0.997m)

Through a rosewood look composite front door, a radiator, intercom phone handset and a storage cupboard.

Lounge 13' 3" x 11' 7" (4.041m x 3.521m)

With a double glazed window, a radiator, pendant light, a smoke alarm and Salus thermostat.

Kitchen 11' 2" x 6' 6" (3.397m x 1.993m)

With grey lino look flooring, a zenith white gas cooker, with extractor hood. A chrome sink and drainer with mixer tap. Ideal esprit eco2 boiler. With black work tops, a chrome back splash, back cladding, a smoke alarm and co2 detector. With a suite of wall and base units, a double glazed window and a radiator.

Bedroom 1 13' 6" x 9' 7" (4.114m x 2.919m)

With a double glazed window, laminate look flooring, a radiator, built in wardrobe and cupboards with work top, a smoke alarm and a pendant light.

Bedroom 2 12' 1" x 8' 2" (3.689m x 2.478m)

With a double glazed window, laminate look flooring, a radiator and a smoke detector.

Bathroom 6' 10" x 6' 4" (2.095m x 1.931m)

With lino look flooring, a radiator, white tiling, a hand basin, push flush toilet, bath with shower mixer, extractor fan and a frosted glass double glazed window.

Outside

There is an allocated parking space and communal gardens.

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 £1,479.76 Approx for 2025/2026. Green/Grey bin collection fortnightly on a 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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