



Leventhorpe Way, Fairweather Green, Bradford, BD8 0EQ
● Semi Detached Bungalow ● Two Bedrooms ●
● Gardens Front & Back ● Garage & Driveway for Several Cars ●
LONG TERM | UNFURNISHED | COUNCIL TAX: C | EPC: B
Rent £900 Per Calendar Month - Deposit £1000
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 if you walk away)
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 along Thornton Road and through the Four Lane Ends traffic lights. Turn left after the Fire Station on to Leaventhorpe Lane. Take your second left onto Leaventhorpe Way. The property is located on the left.

Description

DINSDALES ESTATES PRESENTS THIS BUNGALOW IN FAIRWEATHER GREEN. Rare to come by on the rental market, we feel this would suit a couple.

Entrance Hall 9' 0" x 4' 4" (2.750m x 1.321m)

An L shaped hallway with laminate flooring, decorative ceiling light, radiator, loft hatch, coat hooks, store cupboard and composite side entrance door.

Lounge 17' 3" x 10' 11" (5.258m x 3.334m)

A large double glazed window, brisk internet point, two alcoves, a cream and black marble effect fire/hearth with a living flame gas fire. A heating control, tv aerial and radiator.

Kitchen Diner 9' 7" x 9' 0" (2.923m x 2.744m)

A double glazed window and a range of Oak effect wall, base units and glass display unit with a black granite effect work surface. A stainless steel sink with mixer tap, integrated four burner gas hob, electric oven and extractor fan. With part tiled walls and designer glass splash back. A boiler cupboard housing the Ideal combination boiler and carbon monoxide detector. The electric meter and solar panel control can be found inside a base unit. With plumbing for a washing machine, ceiling light, radiator and tile effect laminate flooring.

Bedroom One 11' 11" x 8' 6" (3.626m x 2.599m)

A rear facing bedroom with double glazed window, radiator, tv aerial, built in shelving and wardrobes with sliding doors and rails.

Bedroom Two 8' 11" x 8' 9" (2.730m x 2.672m)

A rear facing bedroom with a double glazed door leading to the rear garden, wall units and a radiator.

Shower Room 6' 1" x 5' 3" (1.847m x 1.588m)

A double glazed frosted window, hand basin set in a white vanity unit and glass wall unit. A low flush toilet and a good sized glass shower surround with a thermostatic bar shower with double shower heads. A chrome towel radiator and wood effect lino flooring.

Garage/Outbuildings

To the side is a detached garage. To the rear is a storage hut and summer house.

Outside

There is the gas meter and an outside water tap to the side and solar panels on the roof. To the front & side is a resin drive providing off road parking for several vehicles. The rear garden is enclosed with a raised decking area and decked steps leading to the rear door. A flagged path and lawn with a floral border.

Utilities & Services

Gas, Water, Electricity 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 Vodaphone and O2.

Local Authority

Bradford Council Tax Band C £1973.00 Approx for 2025/2026. Green/Grey bin collection fortnightly on a Tuesday. This property is/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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