



Fern Avenue, Clayton, Bradford, BD14 6FA

- Through Townhouse ● Two Bedrooms ● Downstairs Toilet ●
- Modern Throughout ● Double Driveway & Electric Charging Point ●

*UNFURNISHED | COUNCIL TAX: B | EPC: B*

Rent £900 Per Calendar Month - Deposit £950

DEPOSIT OF £50 PAYABLE TO APPLY

## Taking a Property with Dinsdales

### You Need to Have A Monthly Income of £2700 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 up Thornton Road. Turn left onto Cemetery Road then Turn right onto Clayton Road and Continue onto Bradford Road for 0.7 mile. At the roundabout, continue straight onto The Avenue. Take the 6th right onto Westminster Avenue and then take your second left onto Fern Avenue the property can be found on the right.

## Description

DINSDALES ESTATES PRESENTS THIS MODERN TERRACE IN CLAYTON. We would recommend this property to a couple or single person looking for more space.

## Entrance Hall

With a boiler cupboard and tile look flooring with a detector.

## Kitchen 8' 9" x 6' 4" (2.659m x 1.929m)

With a double glazed window, wall and base units, work surfaces, inset oven, hob and extractor hood, stainless steel sink with mixer tap, tiled style flooring (washing machine and fridge freezer for tenant benefit only).

## Lounge 14' 1" x 12' 11" (4.291m x 3.932m)

With french doors to the rear garden, two radiators, understairs area, laminate look flooring and a smoke detector.

## Downstairs Toilet 5' 3" x 2' 10" (1.599m x 0.868m)

With a low flush toilet, extractor, hand basin with splash back tiling, mirrored cabinet, radiator and tiled flooring.

## Family Bathroom 6' 1" x 6' 1" (1.864m x 1.844m)

A low flush toilet, hand basin, part tiling, bath with mixer tap, thermostatic bar controlled shower and screen, extractor fan, radiator, fitted mirror and a radiator.

## Bedroom One 13' 1" x 9' 4" (3.979m x 2.843m)

Facing to the front with a double glazed window, a radiator, laminate style flooring and mirrored wardrobes for benefit only.

## Bedroom Two 13' 0" x 7' 4" (3.969m x 2.241m)

Facing to the rear with a double glazed window, a radiator, store cupboard, laminate look flooring and wardrobe for tenant benefit only.

## Outside

With a drive to the front of the house. There is a gate to the rear of the property to access the back garden which is flagged and then a staircase to a second level which is lawned.

## 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, Three and O2.

## Local Authority

Bradford Council Tax Band B £1579.38 Approx for 2024/2025. Green/Grey bin collection fortnightly on a Friday. This property is not in a conservation area. The flood risk in this area is low.

## 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, in 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 under the consumer protection regulations. 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](http://www.dinsdalesstates.co.uk)

Dinsdales Estates

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