



**Jennings Place, Great Horton, Bradford, BD7 3EZ**

- Terraced House with Entrance Porch • One Bedroom •
- Low Maintenance Yard • On Street Parking (First Come Basis) •

***UNFURNISHED | COUNCIL TAX: E | EPC: A***

**Rent £595 Per Calendar Month - Deposit £675**

**DEPOSIT OF £50 PAYABLE TO APPLY**

## Taking a Property with Dinsdales

### You Need to Have A Monthly Income of £1785 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 on Thornton Road, head to Four Lane Ends traffic lights and turn left onto Cemetery Road. Continue onto Beckside Road. Turn left onto Great Horton Road and immediately left onto Town End and then right onto Jennings Place.

## Description

DINSDALES ESTATES PRESENTS THIS QUIRKY ONE BEDROOM TERRACED HOUSE IN GREAT HORTON. This would suit a single person or couple looking for their own space.

### Entrance Porch 7' 4" x 5' 2" (2.233m x 1.573m)

Through a Upvc door, a radiator, Upvc windows, plastic corrugated roof and a tiled floor.

### Lounge 15' 0" x 11' 10" (4.567m x 3.595m)

With a Upvc double glazed window, two alcoves, a feature fire place with inset gas fire (capped off) coving and laminate style flooring.

### Kitchen 13' 0" x 6' 11" (3.975m x 2.115m)

A Upvc door, two double glazed windows, a radiator, a suite of wall, base and drawer units, part tiling, work surfaces, stainless steel sink with mixer tap, inset electric ceramic hob and oven, washable flooring and access to the keeping cellar with plumbing for a washing machine, combi boiler, house alarm, meters and a radiator.

## Stairs

From the ground floor, an airing cupboard, a double glazed window, loft hatch and a radiator.

### Bedroom 14' 7" x 10' 0" (4.448m x 3.060m)

A double glazed window, radiator, coving and fitted robes.

### Bathroom 9' 10" x 6' 3" (2.990m x 1.90m)

A double glazed window, a radiator, a low flush toilet, a hand basin, a bath, a shower cubicle, clad walls and ceiling with a tiled floor.

## Outside

On street parking on a first come basis, gated and flagged garden.

## 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, Vodafone, 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 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](http://www.dinsdalesestates.co.uk)

Dinsdales Estates

519-521 Thornton Road, Bradford, BD8 9RB

Tel: 01274 498 855

Email: [admin@dinsdalesestates.co.uk](mailto:admin@dinsdalesestates.co.uk)

Find us on Facebook: Dinsdales Estates

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