



Brackendale, Thackley, Bradford, BD10 0AG

- **Ground Floor Apartment** ● **Two Bedrooms** ● **Modern & Newly Decorated** ●
- **Communal Parking & Grounds** ●

LONG TERM | UNFURNISHED | COUNCIL TAX: C | 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 £2,250 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

Description

DINSDALES ESTATES PRESENTS THIS MODERN GROUND FLOOR APARTMENT IN THACKLEY. We would recommend this property to a couple looking for their own space.

Directions

From our office head down Thornton Road and turn left at the main traffic lights on to Whetley Lane. Continue on Whetley Lane for approximately one mile. Take the exit A6037 towards Canal Road. Turn right on to Briggate B6149, turn right on to Leeds Road A657. Take the 1st left on to Thackley Old Road. Continue on to Windhill Old Road. Turn left on to Thackley Road. Turn left on to Thackley Road then continue on to Buck Mill Lane. Brackendale Court will be found on the left.

Entrance

With a double glazed window, a storage heater, a alarm panel, intercom and storage cupboard.

Open Plan Living Area 20' 07" x 10' 4" (6.27m x 3.15m)

A City Living open area with french doors and a double glazed window with blind. With carpet with lino to the kitchen area. With wooden with chrome handles wall and base units with granite work surface. A built in fridge freezer, electric hob, oven, microwave and extractor fan. With a stainless steel sink with mixer tap, part tiled walls and light fitting.

Bedroom One 13' 8" x 9' 04" (4.17m x 2.84m)

With a double glazed window and a wall heater.

Bedroom Two 10' 10" x 10' 4" (3.3m x 3.15m)

With a double glazed window and a wall heater.

Bathroom 7' 08" x 5' 07" (2.13m x 1.7m)

With a bath with mixer shower. A low flush toilet and a hand basin with vanity unit. A tiled floor and part tiled walls and a towel radiator.

Externally

A cul-de-sac location with communal areas and parking.

Utilities/Services

Gas, Electric, Water and Drainage. According to their websites Sky, 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 C £1805 Approx for 2024/2025. Green/Grey bin collection fortnightly on a Wednesday. 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, 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.dinsdalesestates.co.uk

Dinsdales Estates

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