



Grey Friar Walk, Horton Bank Top, Bradford, BD7 4BD

- Semi Detached ● Long Term ● Three Bedrooms ●
- Garage, Driveway & Gardens ●

UNFURNISHED | COUNCIL TAX: C | EPC: D

Rent £950 Per Calendar Month - Deposit £1000

DEPOSIT OF £50 PAYABLE TO APPLY

Taking a Property with Dinsdales

You Need to Have A Monthly Income of £2850 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 SEMI DETACHED IN HORTON BANK TOP. We feel this would make a perfect home for a small family.

Directions

From our Office on Thornton Road, Take a left onto Cemetery Road. Continue and take a right onto Clayton Rd. Continue and take a left onto Hollingwood Lane. Continue and take a left onto Windermere Road and left onto Grey Friar Walk.

Hall and Landing

Through a composite Front door, a radiator, an arched Upvc double glazed window and Upvc double glazed landing window and an airing cupboard.

Lounge 14' 7" x 12' 7" (4.447m x 3.83m)

A Upvc double glazed window, a radiator, two alcoves, a fitted fire surround with back and hearth with an inset gas fire (not tested) and coving.

Dining Room 12' 5" x 9' 11" (3.795m x 3.017m)

Through folding doors, with a Upvc double glazed window, coving and a radiator.

Kitchen 12' 5" x 8' 10" (3.78m x 2.69m)

With two Upvc double glazed windows, a radiator, a suite of beech style wall and base units, a store cupboard, a twin bowl sink with mixer tap, with tiled work tops and part of wall, a dropped ceiling with inset spotlights, an electric indesit cooker, a laminate floor and plumbing for a washing machine and a side exit door.

Bedroom One 14' 8" x 10' 10" (4.47m x 3.30m)

A Upvc double glazed window, a radiator, fitted robes and picture rail.

Bedroom Two 12' 8" x 11' 5" (3.86m x 3.48m)

A Upvc window, a radiator and coving with a fitted wall mirror.

Bedroom Three 8' 7" x 7' 0" (2.61m x 2.13m)

A Upvc double glazed window and a radiator.

Bathroom 7' 8" x 6' 6" (2.34m x 1.98m)

A Upvc double glazed window, a radiator, toilet, hand basin, jacuzzi style bath with shower, linoleum style flooring and airing cupboard housing the boiler.

Outside

With a front flagged style garden, paved driveway, flagged rear low maintenance garden and detached garage with power.

Local Authority

Bradford Council Tax Band C £1805.00 Approx for 2024/2025. Bin collection is normally on a fortnightly basis on a Friday, according to the website. 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.

Utilities & Services

Gas, Electricity, Water and Drainage. Virgin Media and Sky and BT are also available. According to their websites there's good mobile coverage for Vodafone, Three and O2.

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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