



**Hunters Park Avenue, Clayton, Bradford, BD14 6EN**

- Detached ● Three Bedrooms ● Driveway & Detached Garage ●
- Front & Back Gardens ●

***PART FURNISHED | COUNCIL TAX: C | EPC: D***

**Rent £1,100 Per Calendar Month - Deposit £1,200**

**DEPOSIT OF £50 PAYABLE TO APPLY**

### **Taking a Property with Dinsdales**

#### **You Need to Have A Monthly Income of £3,300 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 turn left onto Cemetery Road then at the lights turn right onto Clayton Road. Continue onto Bradford Road and turn right onto Hunters Park Avenue, the property is on the left.

### **Description**

DINSDALES ESTATES PRESENTS THIS DETACHED HOUSE TO LET IN CLAYTON. We feel this would suit a professional family.

### **Entrance/Stairs**

Through a upvc door, a radiator with a cover, alarm panel, thermostat, smoke alarm and textured ceiling.

### **Lounge 14' 7" x 12' 4" (4.439m x 3.766m)**

With a leaded double glazed window, a radiator, textured ceiling and partly furnished.

### **Dining Kitchen 15' 4" x 11' 7" (4.684m x 3.518m)**

With a back door and double glazed window, wall and base units, a twin bowl sink with mixer tap, part tiled walls, inset electric oven, gas hob and extractor hood, LG washer/dryer, store cupboard with stock cock/water meter and fuse board, a radiator, heat alarm, part furnished, fridge/freezer, laminate style flooring, textured ceiling and arch to conservatory.

### **Conservatory 9' 6" x 7' 11" (2.887m x 2.412m)**

With double glazed windows, french doors to the garden and tiled floor.

### **Stairs/Landing**

With stairs to the first floor, a double glazed window, boiler cupboard and access to the partly boarded loft space (handle in the cupboard).

### **Shower Room 6' 4" x 5' 6" (1.936m x 1.667m)**

With a frosted double glazed window, towel radiator, fully tiled walls and floor, low flush toilet, hand basin with a vanity cupboard, shower cubicle with bar controlled shower, fitted mirror and textured ceiling.

### **Bedroom One 13' 3" x 9' 6" (4.026m x 2.887m)**

With a leaded double glazed window, a radiator, textured ceiling and furniture.

### **Bedroom Two 9' 1" x 8' 11" (2.762m x 2.714m)**

With a double glazed window, a radiator, fitted furniture and a textured ceiling.

### **Bedroom Three 7' 9" x 6' 0" (2.355m x 1.840m)**

With a leaded double glazed window, a radiator and textured ceiling.

### **Outside**

To the front is a lawn and tree frontage. There is a paved gated drive leading to a detached garage and an old shed (for benefit only), a patio with a fence and gates to the lawn, a small decked area and a children's play area.

### **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 and O2. For other providers we would suggest checking directly with them.

### **Local Authority**

Bradford Council Tax Band C £1973.00 Approx for 2025/2026. Green/Grey bin collection fortnightly on a Friday. 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](http://www.dinsdalesestates.co.uk)**

**Dinsdales Estates**

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