



Sunningdale, Fairweather Green, Bradford, BD8 0LX
• Semi Detached • Three Bedrooms • Modern Interior •
• Spacious Gardens with Garage • Driveway •
LONG TERM / UNFURNISHED / COUNCIL TAX: C / EPC: C
Rent £995 Per Calendar Month - Deposit £1100
DEPOSIT OF £50 PAYABLE TO APPLY

Taking a property with Dinsdales

You Need to Have A Monthly Income of £3300 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, travel in the direction of Thornton, through the traffic lights at Four Lane Ends, take a right turn onto Olive Grove, first left onto Shuttleworth Lane and a second right onto Sunningdale.

Description

DINSDALES ESTATES PRESENT THIS SEMI DETACHED IN FAIRWEATHER GREEN. We feel this would make a perfect home for a family.

Entrance Hall

With a white Upvc door, a radiator and a hardwired detector.

Lounge 22' 11" x 9' 9" (6.987m x 2.961m)

A spacious lounge with a textured ceiling, a feature fireplace with gas fire, two radiators and two Upvc double glazed windows.

Kitchen 8' 5" x 7' 5" (2.57m x 2.26m)

With a range of traditional wall and base units, a stainless steel sink with mixer tap, a gas hob, an electric oven, an extractor fan, with complementary work surfaces and tiling, a clad ceiling, one Upvc double glazed window and a white Upvc door and laminate flooring.

Landing

With a radiator, a Upvc double glazed window and a hardwired detector.

Bedroom One 10' 8" x 9' 8" (3.242m x 2.950m)

With a radiator and a Upvc double glazed window.

Bedroom Two 13' 3" x 10' 2" (4.04m x 3.1m)

A master bedroom with a radiator and a Upvc double glazed window.

Bedroom Three 10' x 7' 2" (3.05m x 2.18m)

With an airing cupboard housing a glow warm combi boiler, a radiator and a Upvc double glazed window.

Shower Room

With a low flush toilet, a hand basin, a shower cubicle with a thermostatic bar shower, fully clad walls, a towel radiator and a Upvc double glazed window and washable flooring.

Outside

With lawned gardens to the front and rear. With a private driveway leading to a detached garage.

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.

Local Authority

Bradford Council Tax Band C £1805.00 Approx for 2024/2025. 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, 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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