



Allerton Road, Bradford

£675 pcm

LOOKING FOR YOUR OWN SPACE? ENQUIRE ONLINE TODAY!

£675 Rent Per Calendar Month - £725 Deposit | Holding Deposit £50 ONLY, THERE ARE NO TENANTS FEES PAYABLE, | You Must Have an Income of at Least £2,025 To Apply | Through by Light Terrace | Unfurnished | Council Tax Band: B | EPC: E | Front Garden |

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DINSDALES ESTATES

SALES, LETTINGS & PROPERTY MANAGEMENT

Allerton Road, Bradford, BD8 0AZ

DINSDALES ESTATES PRESENTS THIS PROPERTY IN GIRLINGTON!
We feel this would suit a couple looking for their own space.

Council Tax Band: B (City of Bradford Metropolitan District Council)
Deposit: £725

Taking a Property with Dinsdales

You Need to Have A Monthly Income of £2,025 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

Starting from our office Dinsdales Estates, head west on Thornton Road, turn right onto Allerton Road, go through two roundabouts, the property will be on the left.

Description

DINSDALES ESTATES PRESENTS THIS PROPERTY IN GIRLINGTON!
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Entrance

w: 1.44m x l: 1.85m (w: 4' 8" x l: 6' 1")

With laminate flooring, painted textured walls, a UPVC front door and a smoke alarm.

Lounge

w: 3.87m x l: 5.26m (w: 12' 8" x l: 17' 3")

A shapely room with laminate flooring, painted walls, two double glazed windows with vertical blinds, a radiator, two wall lights and a fire place with gas fire.

Kitchen

w: 1.73m x l: 2.92m (w: 5' 8" x l: 9' 7")

With laminate flooring, painted walls and tiling, wall and base units with integrated indesit oven, gas hob and extractor. A sink and drainer with mixer tap, a UPVC double glazed window with roller blind, Vokera boiler, co2 detector and access to the cellar.

Landing

w: 1.91m x l: 2.83m (w: 6' 3" x l: 9' 3")

With carpeted stairs, painted textured walls and hand rail. An L shaped landing with laminate flooring, painted textured walls and a smoke detector.

Bedroom 1

w: 3.34m x l: 3.54m (w: 10' 11" x l: 11' 8")

With laminate flooring, painted walls, UPVC double glazed window with vertical blinds, storage cupboard and a radiator.

Bedroom 2

w: 1.84m x l: 3.51m (w: 6' x l: 11' 6")

With laminate flooring, painted walls, two UPVC double glazed windows with vertical blinds and a radiator.

Shower Room

w: 1.87m x l: 2.32m (w: 6' 2" x l: 7' 7")

With lino look flooring, painted and tiled walls, UPVC double glazed frosted window with roller blind, toilet, sink and T-bar shower and a radiator.



Garden

With wooden gate and dwarf walls, paved garden with flower beds.

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, Vodaphone, Three and O2. For other providers we would suggest checking directly with them.

Local Authority

Bradford Council Tax Band B £1814.59 Approx for 2026/2027. 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.