



Hill Brow Close, Allerton, Bradford, BD15 7LP
● Semi Detached ● Two Bedrooms ● Modern Through-out ●
● Driveway & Great Sized Back Garden ●
LONG TERM | UNFURNISHED | COUNCIL TAX: B | EPC: C
Rent £850 Per Calendar Month - Deposit £900
DEPOSIT OF £50 PAYABLE TO APPLY

Taking a Property with Dinsdales

You Need to Have A Monthly Income of £2,550 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 head up Thornton Road and turn right onto Allerton Road. Go through two roundabouts, at the next roundabout, take the 1st exit and stay on Allerton Road, turn left onto Hill Brow Close and turn left to stay on Hill Brow Close, the property will be on the right.

Description

DINSDALES ESTATES PRESENTS THIS TWO BEDROOM IN ALLERTON. We feel this would suit a couple looking for their own space.

Entrance 4' 0" x 3' 9" (1.227m x 1.147m)

With matted flooring, UPVC door, part painted and papered walls with dado rail. A curtain rail with curtains, a step into the lounge with a wooden door with glass panels.

Lounge 18' 4" x 10' 11" (5.582m x 3.338m)

A shapely room, carpeted flooring, painted walls with feature fireplace, two double glazed windows with curtain rails and curtains and two radiators. With a textured ceiling with feature look beams. With an understairs cupboard with alarm panel (not tested), with shelf and consumer unit. A Smoke detector and stairs going upstairs.

Kitchen 10' 11" x 7' 4" (3.317m x 2.238m)

With lino look flooring, painted walls, wall and base units with shelving, inset quartz sink and drainer with mixer tap. With an integrated beko electric hob, electric extractor fan and splash back. With an integrated beko oven, one double glazed window with roller blind. A UPVC door leading to the back garden, a textured painted ceiling and a radiator.

Landing/Stairs 8' 2" x 2' 10" (2.500m x 0.858m)

With carpeted flooring, wallpapered walls with painted handrail and banister. A smoke detector and loft hatch (not accessed).

Bedroom 1 11' 0" x 8' 10" (3.346m x 2.685m)

Door with glass panel above, carpeted flooring, painted walls, hatch access to shower pipework, tv aerial, radiator, double glazed window with curtain pole and curtains.

Bedroom 2 10' 10" x 7' 4" (3.302m x 2.227m)

A door with glass panel above, carpeted flooring, painted walls, storage cupboard housing i-mini boiler, a radiator, a large double glazed window with curtain pole and curtains.

Bathroom 7' 9" x 4' 11" (2.360m x 1.504m)

With lino look flooring, part painted walls with UPVC panels. A three piece suite with two mixer taps and thermo bar controlled shower. A frosted double glazed window with roller blind and a radiator.

Garden

With flagged paving, mixed stone and pebbled areas, part artificial grass, decked platform, two flower beds with wood chippings, fenced and gated.

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 £1,726.38 Approx for 2025/2026. 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.

www.dinsdalesestates.co.uk

Dinsdales Estates

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