



Toller Park, Heaton, Bradford, BD9 5NR

- Detached • Three Bedrooms & useful Attic • Modern •
- Gardens & Driveway •

LONG TERM | UNFURNISHED | COUNCIL TAX: D | EPC: D

Rent £995 Per Calendar Month - Deposit £1000

DEPOSIT OF £50 PAYABLE TO APPLY

Taking a Property with Dinsdales

You Need to Have A Monthly Income of £2985 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 east on Thornton Road towards West Park Road, turn left onto Girlington Road, continue onto Little Lane, turn left onto Toller Lane, go through one roundabout, turn right onto Toller Grove, turn right onto Toller Park and your destination will be on the right.

Description

DINSDALES ESTATES PRESENTS THIS DETACHED PROPERTY TO LET IN HEATON. We feel this would suit a family.

Entrance/Stairs

Through a uPVC door, a radiator, spotlights, store cupboards and stairs to the loft area.

Lounge 14' 11" x 11' 6" (4.540m x 3.516m)

With a double glazed window, a radiator, feature fire place, two alcoves and coving.

Kitchen 19' 6" x 9' 5" (5.939m x 2.875m)

With two double glazed windows, a radiator, part frosted glazed rear door, a modern range of kitchen units, an inset hob, oven, microwave and dishwasher. With an extractor hood, a Hotpoint Fridge Freezer (for benefit only), work surfaces and splashback, a detector, inset spotlights and laminate look flooring.

Rear Hall

With fitted units housing the boiler and washable flooring.
With a spiral staircase to the basement.

Basement 16' 2" x 8' 8" (4.930m x 2.645m)

With a double glazed window, a radiator, an electric meter cupboard, a storage area, panelled walls, spotlights and laminate look flooring.

Bedroom One 12' 5" x 10' 5" (3.783m x 3.168m)

With a double glazed window, a radiator and coving.

Bedroom Two 9' 9" x 8' 2" (2.964m x 2.492m)

Measured to the wall wardrobe (for benefit only), with a double glazed window, a radiator and coving.

Bedroom Three 11' 3" x 9' 0" (3.440m x 2.745m)

Through the Rear Hall. With a double glazed window, a radiator and coving.

Loft Area 23' 4" x 11' 8" (7.102m x 3.546m)

With two Velux style windows and two radiators. With stairs separating the space and a detector.

Outside

With a single driveway and elevated frontage and gardens to the side and back.

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 Three and O2.

Local Authority

Bradford Council Tax Band D £2,030.63 Approx for 2024/2025.
Green/Grey bin collection fortnightly on a Wednesday. 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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