



DINSDALES



West Park Terrace, Girlington, Bradford, BD8 9SQ

- Front Back to Back Terrace ● Two Bedrooms ● New Decor and Flooring ●
- Low Maintenance Yard ●

UNFURNISHED | COUNCIL TAX: A | EPC: D

Rent £650 Per Calendar Month - Deposit £700

DEPOSIT OF £50 PAYABLE TO APPLY

Taking a property with Dinsdales

You Need to Have A Monthly Income of £1950 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 foot. Cross on the crossing and head up Thornton Road. Turn right on to West Park Terrace. The property can be found on the right.

Description

DINSDALES ESTATES PRESENTS THIS FRONT BACK TO BACK TERRACE ON WEST PARK TERRACE. We feel this property would make a perfect home for a couple.

Porch

UPVC porch with lino look flooring.

Lounge 15' 4" x 12' 8" (4.662m x 3.864m)

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

Kitchen 11' 0" x 6' 9" (3.344m x 2.060m)

L Shaped with a double glazed window, radiator, a range of wall and base units, stainless steel sink with mixer tap. With work surface, tiling and stairs leading to the keeping cellar (housing the meters) and first floor. With a new Lamona inset hob, oven and extractor hood. With lino look flooring.

Bedroom One 15' 06" x 11' 07" (4.72m x 3.53m)

A double glazed window and a radiator. With a newly installed new Vokera boiler inside a cupboard.

Bedroom Two 16' 02" x 4' 10" (4.93m x 1.47m)

With a double glazed window and a radiator.

Bathroom

A frosted double glazed window, towel radiator, low flush toilet, bath with mixer shower tap, hand basin, fully tiled walls, Triton electric shower, extractor fan and linoleum flooring.

Outside

With a low maintenance fenced/gated concrete/pebbled yard.

Utilities & Services

Gas, Electric, (Key/Card) 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, Three and O2.

Local Authority

Bradford Council Tax Band A £1353.75 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.

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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