



Alan Court, Thornton, Bradford, BD13 3JU

- (Leasehold) Ground Floor Apartment • Two Bedrooms • Over 55s Complex •
- Onsite Parking & Communal Gardens • Service Charges Paid by Tenant* •

UNFURNISHED | COUNCIL TAX: A | EPC: C

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 £2250 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 go straight ahead at the first set of traffic lights towards Thornton Village. Continue up Thornton Road and turn left before the New Inn Pub onto Alan Court.

Description

DINSDALES ESTATES PRESENTS THIS OVER 55s GROUND FLOOR APARTMENT TO LET IN THORNTON VILLAGE. We feel this makes a perfect home for someone looking to downsize. Just off a main bus route to Bradford or Keighley and walking distance to the co-op. *Tenant pays Service Charges of £88 Per Calendar Month Sept 2023/ August 2024.*

Entrance Hall 15' 7" x 4' 3" (4.750m x 1.288m)

Through a composite door, an alarm panel, matted area, laminate style flooring, a radiator, coat rail, smoke detector a thermostat. a storage cupboard with carpet, consumer unit and coat rail.

Kitchen 9' 9" x 9' 8" (2.983m x 2.956m)

with neutral L shaped wall and base units with lino look flooring. Indesit gas hob, Indesit oven and sink with mixer tap. A Valiant boiler stored in a cupboard.

Lounge 14' 7" x 10' 7" (4.450m x 3.232m)

Carpeted, an electric fire with neutral surround and marble look hearth, double glazed window (with vertical blind and curtains) and a radiator. Double doors to the kitchen.

Bathroom 9' 9" x 7' 0" (2.974m x 2.131m)

With lino look flooring, a white four piece suite with built in sink, surround for storage, mixer tap on sink, mirror with micromark shaver light, standing/walk in shower, bath with mixer tap, radiator, towel rail and grab rail.

Bedroom One 13' 9" x 9' 0" (4.179m x 2.749m)

Carpeted, built in mirrored wardrobes, a double glazed window (with vertical blind and curtain rail) and a radiator. View of surrounding area.

Bedroom Two 9' 1" x 7' 1" (2.767m x 2.149m)

Carpeted, built in mirrored wardrobe, a double glazed window (with vertical blind and curtains) and a radiator. View of communal grounds area.

Outside

A small grassed area, communal gardens, overhead canopy and onsite parking.

Utilities & Services

Gas, Electric, Water and Drainage. According to their websites Sky, Virgin Media and BT are available in this area. Mobile coverage is not good looking at most providers. We would advise to check this onsite or with your provider.

Local Authority

Bradford Council Tax Band A £1353.75 Approx for 2024/2025. Green/Grey bin collection fortnightly on a Tuesday.

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

519-521 Thornton Road, Bradford, BD8 9RB

Tel: 01274 498 855

Email: admin@dinsdalesestates.co.uk

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