



Moor Street, Queensbury, Bradford, BD13 2PS

- Freehold Front Terrace ● Two Bedrooms ● Small Kitchenette ●
- Modern & Neutral Décor ● Marketing photos taken Prior to Current Tenant ●

UNFURNISHED | COUNCIL TAX: A | EPC: D

Rent £550 Per Calendar Month - Deposit £600

DEPOSIT OF £50 PAYABLE TO APPLY

Taking a Property with Dinsdales

You Need to Have A Monthly Income of £1650 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 if you walk away)
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 head up Thornton Road towards once you reach the traffic lights turn left onto Brighthouse & Denholme Road and follow A644. Turn right onto Moor Street and the property is on your left.

Description

DINSDALES ESTATES PRESENTS THIS NEUTRAL FRONT TERRACE IN QUEENSBURY. We feel this would be perfect for a couple looking for their own space. *Please note this proeprty is under going roof repairs*

Entrance & Kitchenette

Entrance via Upvc door, fitted Cupboard and space for Fridge/Freezer, laminate style tiled flooring, wall units, stainless steel sink with mixer tap, washing machine, inset hob, oven and extractor fan, boiler, smoke detector and a double glazed window.

Cellar

Keeping cellar that houses the gas and electric meters.

Lounge 16' 0" x 13' 0" (4.87m x 3.96m)

A good size shapely room with alcove, radiator, double glazed window and an electric fire.

Stairs & Landing

With hatch to access the loft and a smoke detector.

Bathroom 6' 11" x 6' 1" (2.11m x 1.85m)

An L shaped room with white bathroom suite. Low flush w/c, bath with bar shower and hand basin set within a vanity unit. Tiled walls, cladded ceiling with inset spotlights, extractor fan, modern towel radiator and lino style flooring.

Bedroom One 11' 9" x 8' 7" (3.58m x 2.61m)

Carpets, double glazed window and a radiator.

Bedroom Two 8' 9" x 5' 5" (2.66m x 1.65m)

Carpets, stair hub, double glazed window and a radiator.

External

On street parking.

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 Vodaphone and O2.

Local Authority

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

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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