



Beck Bridge Lane, Allerton, Bradford, BD15 8HE

- Freehold – Detached Family Home ● Four Bedrooms ● Neutral Décor ●
- Front & Back Garden ● Driveway & Garage ●

*UNFURNISHED | COUNCIL TAX: E | EPC: B*

Rent £1300 Per Calendar Month - Deposit £1300

DEPOSIT OF £50 PAYABLE TO APPLY

## Taking a Property with Dinsdales

### You Need to Have A Monthly Income of £3900 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 head up Thornton Road towards Thornton. Turn right onto Bell Dean Road. At the third mini roundabout turn left onto Bracewell Avenue. Continue straight ahead over Allerton Lane onto Beck Bridge Lane. The property is located on your left.

## Description

DINSDALES ESTATES PRESENTS THIS DETACHED PROPERTY OFF ALLERTON LANE. We feel this would suit a family who is looking for a long term home.

### Entrance Hall 14' 10" x 3' 7" (4.511m x 1.095m)

With laminate style flooring, neutral painted walls, alarm panel, thermostat, double glazed window, a radiator and a smoke detector. With access to the garage.

### Kitchen 14' 0" x 9' 7" (4.268m x 2.927m)

A range of white high gloss wall and base units with work surfaces, sink with drainer, Indesit gas hob, Indesit oven, extractor fan, Indesit integral dishwasher, Indesit washer/dryer, fridge freezer, double glazed window with vertical blinds, upvc side door and a radiator.

### Lounge 15' 7" x 11' 6" (4.756m x 3.516m)

With french doors with vertical blinds, neutral painted walls, laminate style flooring and a radiator.

### Office/Second Reception 9' 3" x 8' 7" (2.825m x 2.623m)

With laminate style flooring, a double glazed window with vertical blinds, small cupboard and a radiator.

### Downstairs Toilet 4' 9" x 3' 4" (1.447m x 1.010m)

With a low flush toilet, a white sink with splash back, extractor fan, laminate style flooring, thumb turn lock and a radiator.

### Garage 17' 5" x 8' 9" (5.306m x 2.674m)

Housing the Consumer Unit and Logic boiler.

### Stairs/Landing 7' 7" x 6' 9" (2.310m x 2.052m)

With a neutral carpet, neutral walls, smoke detector with loft access and a cupboard.

## Bathroom

A three piece suite with a low flush toilet a hand basin, bath, triton shower, shower screen, part tiled walls, chrome towel radiator, walk in cupboard, lino look flooring, extractor fan and a frosted double glazed window.

### Bedroom One 14' 2" x 12' 1" (4.318m x 3.694m)

A rear facing room with a double glazed window, neutral carpet, neutral walls, thermostat, vertical blinds and a radiator.

### En-suite 7' 10" x 5' 0" (2.400m x 1.524m)

With a toilet, hand basin with splash back, tiled shower cubicle with chrome thermostatic shower, lino look flooring, extractor fan and a radiator.

### Bedroom Two 14' 1" x 9' 1" (4.287m x 2.758m)

A rear facing room with a double glazed window, neutral carpets, neutral walls, vertical blinds and a radiator.

### Bedroom Three 12' 0" x 9' 3" (3.652m x 2.817m)

A front facing room with a double glazed window, neutral walls, neutral carpets, vertical blinds and a radiator.

### Bedroom Four 11' 5" x 7' 3" (3.477m x 2.215m)

A front facing room with neutral carpets, neutral walls, a double glazed window, vertical blinds and a radiator.

## Outside

With a driveway leading to the garage, a small garden to the front. With flags from the front door to the back. To the side you find an electric car charging point and the meters. There is an enclosed garden to the rear with a decked area.

## 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 and Three.

## Local Authority

Bradford Council Tax Band E £2481.88 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.dinsdalesstates.co.uk](http://www.dinsdalesstates.co.uk)

Dinsdales Estates

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