





Brantwood Avenue, Bradford

£950 pcm

LOOKING FOR A SEMI DETACHED WITH STORAGE AND GARDENS? ENQUIRE ONLINE TODAY!

£950 Rent Per Calendar Month - £1000 Deposit | Holding Deposit £50 ONLY, THERE ARE NO TENANTS FEES PAYABLE | You Must Have an Income of at Least £2850 To Apply | Semi Detached | Unfurnished | Council Tax Band: B | EPC: D | Modern Throughout | Front & Back Gardens | Free Standing Garage & Driveway |

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DINSDALES ESTATES
SALES, LETTINGS & PROPERTY MANAGEMENT

Brantwood Avenue, Bradford, BD9 6QE

DINSDALES ESTATES PRESENTS THIS NEWLY DECORATED SEMI DETACHED TO LET IN BD9. We feel this would suit a family.

Council Tax Band: B (City of Bradford Metropolitan District Council)
Deposit: £1,000
Holding Deposit: £50
Parking options: Driveway
Garden details: Front Garden, Rear Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains
Broadband: FTTC
Accessibility measures: Not suitable for wheelchair users

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

From our office go to Four Lane Ends traffic lights and turn right onto Allerton Road. At the mini rounabouts go straight ahead at the first one and at the second turn right onto Squire Lane. Turn left onto Duckworth Lane then at the mini roundabout turn right onto Daisy Hill Lane. Continue onto Heights Lane then left onto Haworth Road. After Haworth Road Park and the row of shops turn right onto Brantwood Drive then left onto Brantwood Avenue. The property will be on your right.

Description

DINSDALES ESTATES PRESENTS THIS NEWLY DECORATED SEMI DETACHED TO LET IN BD9. We feel this would suit a family.

Entrance

w: 1.82m x l: 4.76m (w: 6' x l: 15' 7")

Composite front door, carpet, a radiator, dual detector and a drop pendant light.

Lounge

w: 3.09m x l: 3.9m (w: 10' 2" x l: 12' 10")

Shapely with carpet, feature fireplace with stone surround, bay double glazed window with vertical blinds, a drop pendant light and double doors to the second reception.

Second Reception

w: 3.08m x l: 3.72m (w: 10' 1" x l: 12' 2")

Shapely with carpet, double glazed window, a radiator, dual detector and a drop pendant light.

Kitchen

w: 2.24m x l: 2.35m (w: 7' 4" x l: 7' 9")

Lino look flooring, U shaped range of wall and base units, a stainless steel sink and drainer with mixer tap, inset Lamona gas hob and oven with extractor hood. A double glazed window and Upvc side door with









leaf design glass panel. Gas meter housed in kitchen cupboard as well as water stop tap. Drop pendant light with dual detector. Area for washer to go. Walk in cupboard with single glazed window, housing consumer unit, electric meter and Vokera boiler.

Bathroom

w: 1.81m x l: 2.14m (w: 5' 11" x l: 7')

Back facing with lino look flooring and fully Upvc cladded walls. Three piece suite with mixer taps, thermo bar over bath shower with shower curtain and pole. Frosted double glazed window with roller blind, extractor fan, chrome radiator, a three tier built in storage cupboard and dome light.

Landing

w: 1.82m x l: 2.74m (w: 5' 11" x l: 9')

Carpeted with side facing double glazed window with vertical blinds, a balustrade with bannister and over stair storage cupboard with shelf in. A loft hatch, not accessed and dual detector.

Bedroom 1

w: 3.07m x l: 3.88m (w: 10' 1" x l: 12' 9")

Shapely, front facing with carpet, a bay double glazed window with vertical blinds, a radiator and a drop pendant light.

Bedroom 2

w: 3.05m x l: 3.76m (w: 10' x l: 12' 4")

Shapely, back facing with carpet, double glazed window with vertical blinds and a drop pendant light.

Bedroom 3

w: 1.82m x l: 2.02m (w: 6' x l: 6' 8")

Front facing with carpet, double glazed window with vertical blinds, a radiator and drop pendant light.

Outside

At the front a tiered grass lawn and a flagged driveway. Please note there's stepped access for both doors into the property. To the back a free standing garage (3.151mx2.785m) , no electric and a single pane window with part wooden board, this can be used for storage at tenant risk. Part flagged and part grass. To the side there's a built in outside, under stair storage cupboard.

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 mobile coverage for EE, Vodaphone, Three and O2. For other providers we would suggest checking directly with them.

Local Authority

Bradford Council Tax Band B £1814.59 Approx for 2026/2027. 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 is believed to be in a coal mining area. Works associated with this style of property may not have been carried out.

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, by 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. 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.

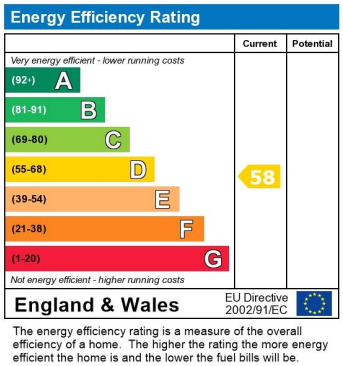












The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.