





Regency Court, Girlington, Bradford, BD8 9EU

£725 pcm

LET

LOOKING FOR A MODERN APARTMENT? ENQUIRE ONLINE TODAY!

Rent £725 Per Calendar Month - Deposit £800 | A £50 Holding Deposit is Required to Apply. THERE ARE NO TENANTS FEES PAYABLE | You Must Have an Income of at Least £2,175 To Apply | First Floor Apartment | Unfurnished | Council Tax Band: A | EPC : D | Modern & Neutral Interior | Allocated Parking & Visitors Parking |

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DINSDALES ESTATES

SALES, LETTINGS & PROPERTY MANAGEMENT

Regency Court, Girlington, Bradford, BD8 9EU

DINSDALES ESTATES PRESENTS THIS SPACIOUS MODERN APARTMENT IN GIRLINGTON. We feel this would suit a small family.

Council Tax Band: A (City of Bradford Metropolitan District Council)
Deposit: £800
Parking options: Residents
Electricity supply: Mains
Heating: Electric
Water supply: Mains
Sewerage: Mains
Broadband: FTTC

Taking a Property with Dinsdales

You Need to Have A Monthly Income of £2175 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 down Thornton Road. Turn left at Whetley Lane traffic lights and Regency Court can be found on the right hand side.

Description

DINSDALES ESTATES PRESENTS THIS SPACIOUS FIRST FLOOR APARTMENT. We feel this would suit a small family.

Entrance Hall

Through a composite entrance door, an intercom, hard wired smoke detector, electric storage heater, hot water cupboard, storage cupboard, entrance matting and carpeted.

Kitchen

w: 2.37m x l: 3.28m (w: 7' 9" x l: 10' 9")

With white wall and base units, with drawers, work surfaces, part tiling, a chrome sink with mixer tap, lino look flooring, Lamona electric hob, oven and extractor hood, wall fan heater and a double glazed window with a blind.

Lounge

w: 3.5m x l: 4.41m (w: 11' 6" x l: 14' 6")

A upvc double glazed window with a blind, a curtain pole, two electric storage heaters, textured ceiling and a grey carpet.

Bathroom

w: 1.81m x l: 2.09m (w: 5' 11" x l: 6' 10")

A white three piece suite with a Triton power shower with curtain and pole, lino look flooring, tiling, a wall fan heater, a frosted double glazed window with a blind and a mirrored cabinet.

Bedroom 1

w: 3.1m x l: 3.96m (w: 10' 2" x l: 13')

A double glazed window with blind and curtain pole, an electric storage heater, textured ceiling and a grey carpet.

Bedroom 2

w: 2.76m x l: 3.24m (w: 9' 1" x l: 10' 7")

A double glazed window with blind and curtain pole, an electric storage heater, textured ceiling and a grey carpet.

Bedroom 3









w: 2.05m x l: 2.86m (w: 6' 9" x l: 9' 5")
A double glazed window with blind, a storage heater, textured ceiling and a grey carpet.

Outside
There are communal bins and an allotted parking space.

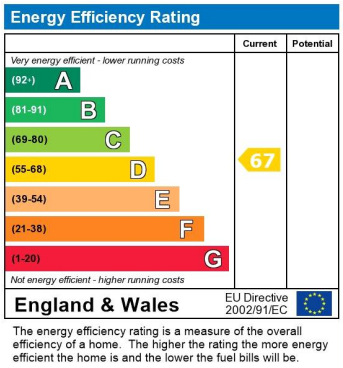
Utilities & Services
Gas, Electric, Water and Drainage. According to their websites Sky, Virgin Media and BT are available in this area. According to their websites there's good mobile coverage for EE, Three and O2. For other providers we would suggest checking directly with them.

Local Authority
Bradford Council Tax Band A £1555.37 Approx for 2026/2027. Green/Grey bin collection fortnightly on Tuesday. This property is not in a conservation area. The flood risk in this area is very low. This property may be in a coal mining area.

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.