





Nuttall Road, Barkerend, Bradford, BD3 0BE

£795 pcm

LOOKING FOR A MODERN BACK TO BACK IN BD3? ENQUIRE ONLINE TODAY!

£795 Rent Per Calendar Month - £850 Deposit | Holding Deposit £50 ONLY, THERE ARE NO TENANTS FEES PAYABLE | You Must Have an Income of at Least £2385 To Apply | (Front) Back to Back Terrace | Unfurnished | Council Tax Band: A | EPC: D | Modern Interior | On Road Permit Parking (Not Included in Rent) |

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DINSDALES ESTATES
SALES, LETTINGS & PROPERTY MANAGEMENT

Nuttall Road, Barkerend, Bradford, BD3 0BE



DINSDALES ESTATES PRESENTS THIS NEAT FRONT BACK TO BACK IN THE BARKEREND AREA. We feel this would be suited to a couple looking for their own space.

Council Tax Band: A (City of Bradford Metropolitan District Council)
Deposit: £850
Holding Deposit: £50
Parking options: On Street, Residents
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains
Broadband: FTTC



Taking a Property with Dinsdales

You Need to Have A Monthly Income of £2385 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 continue down Thornton Road and turn left onto City Road. At the lights turn left to continue onto City Road and at the roundabout turn right. Continue through the traffic lights and at the next set turn left. Take the A6181 to join the A650 by turning right. At the traffic lights turn left onto A658 and then take a left onto Nuttall Road. Take care when parking (permits apply).

Description

DINSDALES ESTATES PRESENTS THIS NEAT FRONT BACK TO BACK IN THE BARKEREND AREA. We feel this would be suited to a couple looking for their own space.

Lounge

w: 4.34m x l: 4.51m (w: 14' 3" x l: 14' 9")

Into the lounge from outside, with a double glazed window and blind, a radiator, inset spotlights, a strip light and hard wired smoke detector.

Kitchen

w: 1.9m x l: 3.59m (w: 6' 3" x l: 11' 9")

With a frosted double glazed window and blind, a suite of new wall and base units, Lamona gas hob, extractor hood and oven, a stainless steel sink with mixer tap (gas meter below) Vokera boiler with pipework cupboard, part tiled walls, complimentary work surfaces, a hard wired heat and carbon monoxide detector and linoleum style flooring. With stairs to the cellar, where you will find the fuse board, electric meter and a radiator.

Landing

To the first floor with access to the loft space and hard wired smoke detector.

Bathroom

w: 2.12m x l: 2.79m (w: 7' x l: 9' 2")

With a frosted double glazed window and blind, towel radiator, low flush toilet, a P shaped bath with mixer tap shower fitting and screen, hand basin, part tiled walls and mirror, extractor fan and linoleum style flooring.

Bedroom 1

w: 4.38m x l: 4.57m (w: 14' 4" x l: 15')
With a double glazed window and blind, restrictor fitting and a radiator.

Bedroom 2

w: 1.91m x l: 4.52m (w: 6' 3" x l: 14' 10")
With a double glazed escape window with blind and a radiator.

Outside

Bins are stored down the alley and parking is via permit.

Local Authority

Bradford Council Tax Band A £1555.37 Approx for 2026/2027. Green/Grey bin collection fortnightly on a Thursday. 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.

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.

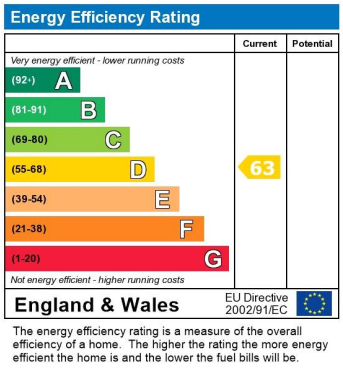
Contents Insurance

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.