



**Mallard Court, Lower Grange, Bradford, BD8 0NU**

- **First Floor Apartment**
- **Two Bedrooms**
- **Electric Only**
- **Communal Gardens**
- **Communal Parking**
- **Close to Bus Routes to Bradford City Centre & Keighley**

***UNFURNISHED | COUNCIL TAX: A | EPC: C***

**Rent £525 Per Calendar Month - Deposit £600**

**DEPOSIT OF £50 PAYABLE TO APPLY**



## Taking a Property with Dinsdales

### You Need to Have A Monthly Income of £1575 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 on Thornton Road continue through Fairweather Green, turn right onto Bell Dean Road, take a second right onto Charteris Road, a fourth left onto Kingfisher Grove and Mallard Court is on your right off of Raven Terrace.

### Description

DINSDALES ESTATES PRESENTS THIS FIRST FLOOR APARTMENT ON MALLARD COURT. We feel this apartment would make a perfect home for a couple.

### Entrance Hall

Through a communal door and up to the first floor. Through an entrance door with two smoke detectors, a hot water tank cupboard, electric heater, cloak cupboard housing the electric fuse board, intercom handset (not working) and a textured ceiling.

### Lounge 17' 8" x 13' 10" (5.379m x 4.227m)

An L shaped room with a double glazed window and french doors with a Juliette balcony. A telephone/internet socket, storage heater and an electric fire with a wood and tiled surround/hearth and a textured ceiling.

### Kitchen 8' 0" x 7' 3" (2.436m x 2.205m)

With grey kitchen units, work tops and stainless steel sink with a mixer tap. With splash back tiling and oven splash back. With hot water controls, floor heater and an extractor fan. With electrics for a free standing oven and electrical goods (the owner is in the process of installing for tenant benefit). With a textured ceiling.

### Bedroom One 11' 1" x 9' 10" (3.370m x 2.995m)

A rear facing bedroom with a double glazed window, a heater, coat hooks and a textured ceiling.

### Bedroom Two 9' 10" x 6' 6" (3m x 1.988m)

A rear facing bedroom with a double glazed window, an electric wall heater and a textured ceiling (the owner may leave furniture for benefit only).

### Bathroom 8' 0" x 5' 9" (2.443m x 1.748m)

With a bath with an electric over bath shower and a hand basin and toilet. With lino style flooring, part tiled walls, an extractor fan and an electric wall heater.

### Outside

With communal parking and communal gardens.

### Utilities & Services

Electric, Water and Drainage. According to their websites Sky, and BT are available in this area. According to their websites there's good mobile coverage for EE, Vodaphone, Three and O2.

### Local Authority

Bradford Council Tax Band A £1353.75 Approx for 2024/2025. Green/Grey bin collection fortnightly on a Tuesday. This property is not in a conservation area. There is no flood risk in this 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, 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](http://www.dinsdalesestates.co.uk)

**Dinsdales Estates**

519-521 Thornton Road, Bradford, BD8 9RB

**Tel:** 01274 498 855

**Email:** [admin@dinsdalesestates.co.uk](mailto:admin@dinsdalesestates.co.uk)

Find us on **Facebook:** Dinsdales Estates

Find us on **Instagram:** [dinsdales\\_estates](https://www.instagram.com/dinsdales_estates)