



Lister Gardens, Manningham, Bradford, BD8 7AG

- Second Floor Apartment ● One Bedroom ● Neutral Décor ●
- Communal Parking & Gardens ●

UNFURNISHED | COUNCIL TAX: A | EPC: D

Rent £595 Per Calendar Month - Deposit £625

DEPOSIT OF £50 PAYABLE TO APPLY

Taking a Property with Dinsdales

You Need to Have A Monthly Income of £1,785 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

Starting from our office Dinsdales Estates, head east on Thornton Road toward West Park Road, turn left onto Whetley Lane and continue straight ahead, turn left onto North Avenue, then turn left onto Oak Avenue, turn right onto Lister Gardens and your destination will be on the left.

Description

DINSDALES ESTATES PRESENTS THIS MODERN SPACIOUS APARTMENT. We feel this would suit a single person or a couple.

Entrance

Through a communal stairwell into the hall way, with a storage heater, cupboard housing the unidare heater, a walk in wardrobe housing consumer unit (2.056m x1.537m), smoke detector and textured ceiling.

Lounge Area 16' 8" x 10' 7" (5.085m x 3.219m)

With a half frosted upvc double glazed window, a storage heater, wall thermostat, coving and a vent.

Kitchen Area 10' 6" x 4' 10" (3.199m x 1.483m)

Opening from the lounge, a suite of wall and base units, part tiling, work surfaces, inset electric oven, Logik hob and Zanussi extractor hood, a tank cupboard, vent, stainless steel sink with mixer tap and tiled flooring. Fridge Freezer for tenant benefit.

Bathroom 6' 10" x 6' 8" (2.092m x 2.033m)

With a three piece white suite, a Triton Agio shower and screen, part tiled walls, cladded ceiling, shaver socket and a tiled floor. Mirrored wall unit for tenant benefit.

Bedroom 11' 2" x 9' 11" (3.406m x 3.033m)

With a upvc double glazed window and a storage heater.

Outside

With communal parking and communal gardens.

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, Vodafone, Three and O2. For other providers we would suggest checking directly with them.

Local Authority

Bradford Council Tax Band A £1479.76 Approx for 2025/2026. Green/Grey bin collection fortnightly on a Wednesday. This property is 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, 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

Dinsdales Estates

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