



Mallard Court, Lower Grange, Bradford, BD8 0NU

- **First Floor Apartment ● Two Bedrooms ● Electric Heating Only ●**
- **Communal Gardens & Onsite Parking ●**
- UNFURNISHED | COUNCIL TAX: A | EPC: C**
- Rent £595 Per Calendar Month - Deposit £650**
- 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

From our office on Thornton Road head towards Thornton. Turn right onto Bell Dean Road, then your second right onto Charteris Road, fourth left onto Kingfisher Grove then right onto Ravens Terrace. Mallard Court is found on your left.

Description

DINSDALES ESTATES PRESENTS THIS FIRST FLOOR APARTMENT IN BD8. We would recommend this to a couple looking for affordable accommodation.

Entrance Hall 3' 3" x 2' 2" (0.99m x 0.67m)

L Shaped entrance hall, composite door, a storage heater, textured ceiling, laminate flooring, store cupboard and airing cupboard.

Lounge/Dining Area 13' 9" x 9' 6" (4.19m x 2.89m)

L Shaped lounge/diner with french style doors, double glazed window, two electric storage heaters, textured ceiling, carpeted lounge and laminate flooring in the dinning area.

Kitchen 7' 3" x 4' 8" (2.2m x 1.43m)

Partly tiled walls, wooden look work surfaces, mixture of wall and base units, stainless steel sink with drainer and mixer tap, textured ceiling, BEKO electric cooker, coving and laminate flooring.

Bedroom One 10' 11" x 9' 11" (3.33m x 3.02m)

Double glazed window, electric storage heater, textured ceiling and carpeted flooring.

Bedroom Two 10' 0" x 6' 6" (3.04m x 1.98m)

Double glazed window, electric storage heater, textured ceiling and carpeted flooring.

Bathroom 7' 11" x 5' 9" (2.41m x 1.74m)

Three piece suite, partly tiled walls, a wall heater, extractor fan, shower curtain pole and laminate flooring.

Externally

Communal gardens and communal parking.

Utilities & Services

Gas, 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, 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 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.

www.dinsdalesestates.co.uk

Dinsdales Estates

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