



Dunlin Way, Lower Grange, Bradford, BD8 0RL

- Semi Detached ● Two Bedrooms ● Pre Move in Works Ongoing ●
- Front & Back Gardens ● Flagged Driveway ●

LONG TERM | UNFURNISHED | COUNCIL TAX: A | EPC: D

Rent £750 Per Calendar Month - Deposit £825

DEPOSIT OF £50 PAYABLE TO APPLY

Taking a Property with Dinsdales

You Need to Have A Monthly Income of £2250 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 in Thornton Road and continue straight ahead at Four Lane Ends traffic lights. Turn right onto Bell Dean Road and then right onto Charteris Road. Turn right into The Square and right onto Lower Grange Close. The Property is on your right.

Description

DINSDALES ESTATES PRESENTS SEMI DETACHED HOUSE IN LOWER GRANGE . We feel this would be perfect for couple looking for their own space.

Lounge 11' 10" x 15' 4" (3.61m x 4.67m)

Composite door, texture ceiling, radiator, understairs storage and double glazed window.

Dining Kitchen 11' 9" x 9' 01" (3.58m x 2.77m)

White and chrome style wall and base units with black work surfaces. Partly tiled with stainless steel sink and mixer tap. Gas hob and inset oven and extractor fan. Textured ceiling, laminate style flooring, double glazed window and a composite door.

Landing

With textured ceiling and access to loft (not accessed by agent).

Bedroom One 9' 02" x 11' 09" (2.79m x 3.35m)

Master bedroom with textured ceiling, laminate style flooring, double glazed window and radiator.

Bedroom Two 11' 10" x 7' 01" (3.61m x 2.16m)

Front bedroom with textured ceiling, laminate style flooring, double glazed window and radiator.

Bathroom 4' 07" x 8' 09" (1.4m x 2.44m)

Bathroom suite comprising of low flush wc, hand basin, bath and shower with shower screen. Partly tiled walls and fully tiled floor. Storage cupboards, double glazed window and towel radiator.

Outside

Lawned gardens to the front and back of property. Back is fenced with a shed for tenant benefit. Flagged driveway at the side.

Local Authority

BMDC Council Tax Band A

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. 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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