



**Whimbrel Close, Lower Grange, Bradford, BD8 0RJ**

- Linked Town House ● Modern Décor ● Gardens ●
- Parking ●

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

**Rent £795 Per Calendar Month - Deposit £850**

**DEPOSIT OF £50 PAYABLE TO APPLY**

## Taking a Property with Dinsdales

### You Need to Have A Monthly Income of £2,385 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

## Description

DINSDALES ESTATES PRESENTS THIS FIRST FLOOR LINKED TOWN HOUSE IN LOWER GRANGE. We feel this home would be perfect for a couple.

## Directions

From our office head up Thornton Road. Turn right on to Bell Dean Road. Turn right on to Charteris Road and then 3rd right on to The Square. Turn right on to Lower Grange Close and continue on to Whimbrel Close.

### Lounge 15' 6" x 11' 10 (4.72m x 3.60m)

With a uPVC double glazed window, a wooden door, a radiator, textured ceiling, grey carpet and under stairs storage.

### Dining Kitchen 11' 10" x 9' 6 (3.60m x 2.89m)

A uPVC double glazed window, a uPVC double door, twin bowl sink and mixer tap, fitted wall and base units, part tiled walls, a gas hob and electric oven, a radiator, textured ceiling, tiled flooring, and a boiler.

### Bedroom One 12' 5" x 9' 3" (3.790m x 2.82m)

A uPVC double glazed window, a door, a radiator and textured ceiling and a grey carpet.

### Bedroom Two 12' 04' 8" x 7' 11" (3.720m x 2.414m)

A uPVC double glazed window, a radiator, textured ceiling and a grey carpet.

### Bedroom Three 12' 0" x 8' 6" (3.646m x 2.589m)

A uPVC double glazed window, a radiator, textured ceiling, loft hatch and a grey carpet.

### Bathroom 8' 10" x 4' 7" (2.682m x 1.402m)

A hand basin, bath, low flush toilet, shower with a shower rail. A radiator, airing cupboard, extractor fan, part tiled walls, textured ceiling, a cabinet and laminate style flooring.

## Outside

A lawned garden and 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.

## Local Authority

Bradford Council Tax Band A £1353.75. Approx for 2024/2025. Green/Grey bin collection fortnightly on a Tuesday. This property is/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, 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

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