



**Lister Gardens, Manningham, Bradford, BD8 7AG**

- Ground Floor Apartment ● One Bedroom ● Neutral Interior ●
- Electric Only ● Communal Parking ●

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

**Rent £595 Per Calendar Month - Deposit £625**

**DEPOSIT OF £50 PAYABLE TO APPLY**

## **Taking on a Property with Dinsdales**

### **You Need to Have A Monthly Income of £1785 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

### **Communal Area**

A large communal stairwell with access from two points, an electric meter, stop tap and bin store cupboard.

### **Entrance Hall**

A smoke detector, intercom handset, wall heater, heating cupboard and laminate look flooring.

### **Walk in Store Cupboard 6' 7" x 4' 11" (1.998m x 1.507m)**

A large walk in cupboard with electrical fuse board and shelving.

### **Lounge 16' 9" x 10' 6" (5.111m x 3.209m)**

A good sized living area with two electric heaters, a double glazed window, textured ceiling and laminate look flooring.

### **Kitchen 9' 2" x 10' 5" (2.797m x 3.186m)**

With open plan aspect from the lounge, with a tiled floor and a range of white wall and base units, a stainless steel sink, work surfaces, splashback tiling, electric hob, oven and extractor fan. A built in water heater cupboard, textured ceiling and a washing machine (purely as a benefit and the tenants responsibility for repair).

### **Bedroom 11' 3" x 10' 1" (3.419m x 3.085m)**

A textured ceiling, a double glazed window, an electric heater and laminate look flooring.

### **Bathroom 6' 10" x 6' 6" (2.079m x 1.992m)**

A white suite comprising of bath, low flush toilet and hand basin. A Triton electric shower, an extractor fan, a wall heater, part tiled walls, a tiled floor and a textured ceiling.

### **Outside**

With communal garden and parking on a first come first served basis.

### **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 Approx for 2025/2026. Green/Grey bin collection fortnightly on a Wednesday. 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](http://www.dinsdalesestates.co.uk)**

**Dinsdales Estates**

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