



**Glenbrook Drive, Bradford,
£495 Per Calendar Month**

*****WELL PRESENTED ONE BEDROOM FIRST FLOOR FLAT*****

Well presented LOW MAINTENANCE ONE BEDROOM FIRST FLOOR FLAT. Benefits from electric wall heaters and double glazing.

The accommodation briefly comprises entrance, lounge, kitchen, bedroom and bathroom with shower over the bath .

Council Tax Band A .

****VIEW IMMEDIATELY ****



As part of our application process, fees will become due for referencing, tenancy agreement administration and an inventory check, these will be charged in addition to the Rent and Deposit that will be payable before the tenancy starts. Please contact our Branch for full details of the fees payable before you make any decision about this property or before you decide to view this property. Our Branch staff can provide you with an explanation of how these fees are calculated, please note that the referencing fees are charged per property applied for and should a Guarantor be required, this would attract additional referencing fees.

Deposit and Fees

A deposit equivalent to one month's rent plus £100 will be required to be paid at the start of the tenancy. This is subject to referencing, a landlord may require a higher deposit if the referencing criteria is not met, further details will be provided at that time.

Referencing per property £180.00, Guarantor Referencing £50.00, Company Referencing £300.00, Unfurnished Inventory Check (Tenants share) £65.00 Furnished Inventory Check (Tenants share) £90.00



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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