



Mandale Road,
£950 Per Calendar Month

****SEMI DETACHED THREE BEDROOM WITH CONSERVATORY GARDENS TO FRONT REAR AND DRIVE ****

Conveniently situated in this popular and well established area close to local shops and city centre bus routes, the property is handy for schools, supermarkets and the many local amenities Having easy access to Bradford ring road and the M62 motorway network, the property is well placed for daily commuting. The property briefly comprises; Entrance, lounge, new kitchen and conservatory . To the first floor, three bedrooms and a house bathroom with shower over bath . Externally there is a front and rear garden .

Further benefits include GCH and DG .

Council Tax Band A .

***VIEW IMMEDIATELY ***

SORRY NO SMOKERS OR DSS



Deposit

A deposit equivalent to five weeks rent will be required to be paid at the start of the tenancy. This is subject to referencing.



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		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
85			85		
50			50		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

