

## Conditioning House, Cape Street, Bradford, West Yorkshire, BD1

- 2 BEDROOM CITY CENTRE APARTMENT
- FURNISHED
- EPC RATING: D
- AVAILABLE: JUNE 2025
- COUNCIL TAX BAND- B
- IDEAL FOR PROFESSIONALS COUPLES OR FAMILIES
- MASTER BED WITH EN-SUITE
- LIFT ACCESS
- SECURED FOB ENTRY
- LOCAL AMENITIES, SCHOOL AND TRANSPORT LINKS WITHIN THE AREA

**£799 Per Month - Deposit £921**



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## DESCRIPTION

Hunters Bradford are pleased to present this splendid 2-bedroom flat available to let. The flat comes furnished. This property is ideally suited for professionals, couples, or small families seeking a serene and comfortable living space.

The flat is notably designed with an open-plan concept, creating a spacious and welcoming environment. It features a single reception room, also designed in an open-plan style, seamlessly blending the living and dining areas. This space is perfect for entertaining guests or enjoying a quiet evening at home.

The kitchen is equally impressive, boasting an open-plan design and a convenient utility cupboard. It provides an ideal space for those who enjoy cooking and desire a modern kitchen layout.

The flat offers two bedrooms, with one of them featuring an en-suite. The bedrooms are comfortable and spacious, providing a perfect retreat after a long day. Additionally, the property has one bathroom furnished with a three-piece suite, enhancing the overall quality of the living space.

The property is in council tax band B and has an Energy Performance Certificate (EPC) rating of D. Conveniently located with easy access to public transport links and local amenities, this flat provides a balance between city living and the comfort of a residential area.

Experience the unique features and convenience this flat offers by scheduling a viewing today. We assure you; this property represents a remarkable opportunity not to be missed.

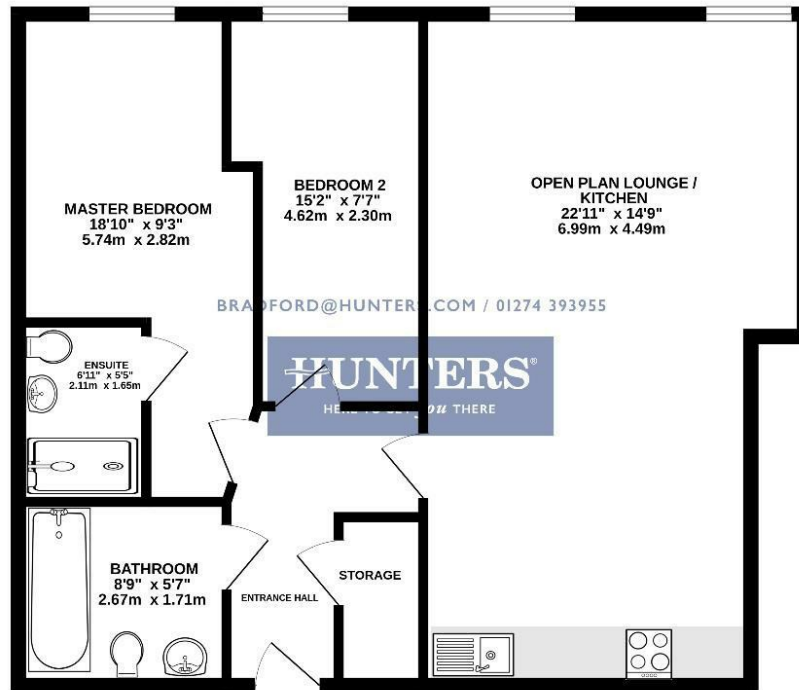








## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to their operability or efficiency can be given. Made with Metrepx ©2023

### Viewings

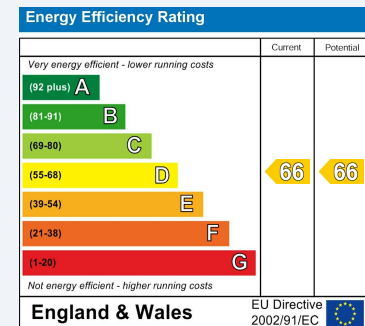
Please contact [bradford.lettings@hunters.com](mailto:bradford.lettings@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.