

HUNTERS[®]

HERE TO GET *you* THERE



Holland Park

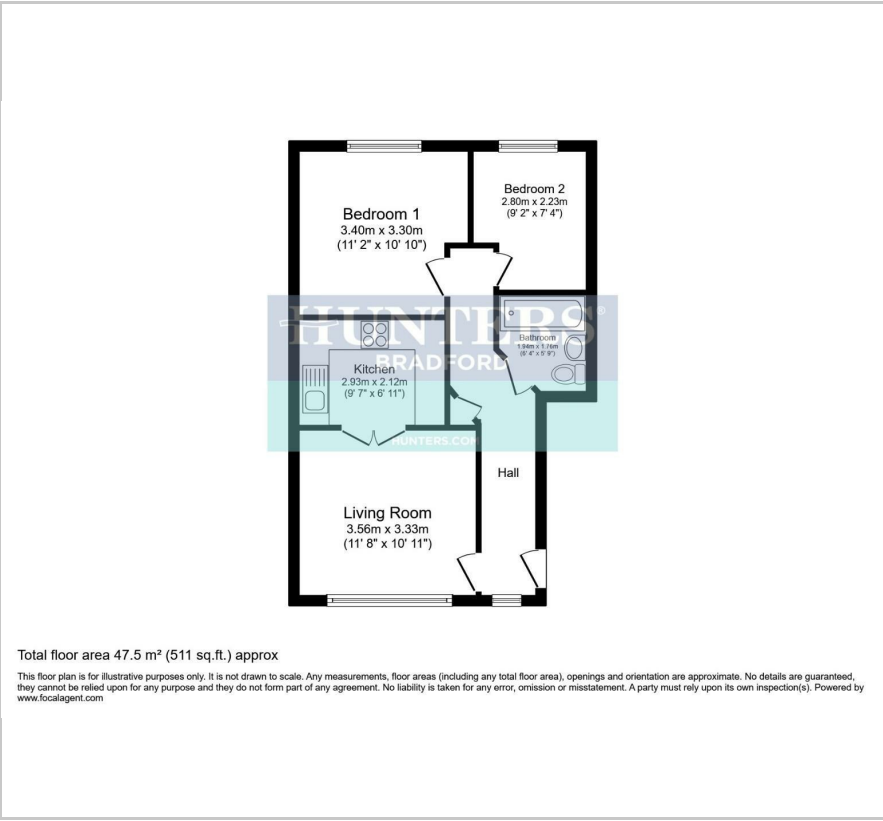
Daisy Hill, Bradford, BD9 6AF

£750 Per Month

2  1  1   C

Council Tax: A

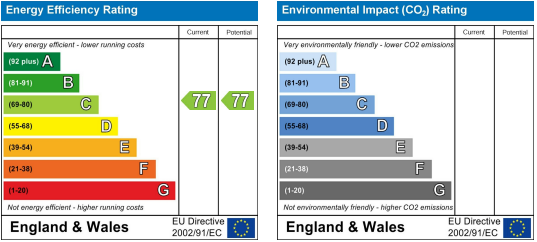
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Hunters Bradford Lettings Office on 01274 393955 if you wish to arrange a viewing appointment for this property or require further information.

- **DEPOSIT FREE OPTIONS AVAILABLE**
- TWO BEDROOM GROUND FLOOR APARTMENT
- RECENTLY DECORATED AND NEW FLOORING THROUGHOUT
- PART FURNISHED-WHITE GOODS INCLUDED
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- ALLOCATED PARKING
- SECURE GATED DEVELOPMENT
- EPC RATING- C
- COUNCIL TAX BAND- A



Presented to the market To Let is this immaculate two-bedroom ground floor flat, situated in the highly sought after area of Holland Park, Bradford, BD9. The property provides an excellent opportunity for professionals or couples seeking contemporary, comfortable living in a prime location.

Upon entering, you are greeted by a spacious reception room, elegantly finished to a high standard, ideal for entertaining or relaxing in comfort. The flat features a modern, fully fitted kitchen, perfectly equipped for all your culinary needs.

The two inviting bedrooms offer ample space and natural light, ensuring a restful environment. The bathroom is well-appointed, further complementing the property's pristine condition.

A notable benefit of this flat is its allocated parking spot, providing peace of mind and convenience for residents. The ground floor positioning also enhances accessibility and offers ease of living.

The location is second to none, with local amenities and nearby parks just a short stroll away, ideal for leisure and recreation. Furthermore, Bradford Royal Hospital is conveniently close, as well as excellent transport links, making commuting straightforward.

The property achieves a strong EPC rating of C and falls under Council Tax Band A, ensuring efficiency and

MATERIAL INFORMATION

- Tenure:
- Lease Years Remaining:
- Annual Ground Rent:
- Review Period:
- Review Increase:
- Service Charge:
- Shared Ownership:
- Ownership Share:

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.