



Olicana House, Chapel Street, Bradford, BD1

- ****DEPOSIT FREE OPTIONS AVAILABLE****
- CITY CENTRE LOCATION
- ELECTRIC HEATING
- COUNCIL TAX BAND- A
- STUDIO FLAT
- AVAILABLE: NOW
- EPC RATING- D
- LOCAL AMENITIES, SCHOOL AND TRANSPORT LINKS WITHIN THE AREA

£500 Per Month - Deposit £576 - ** Deposit Free option Available **



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DESCRIPTION

This furnished studio flat is available to let in central Bradford, offering an open-plan layout that combines living, sleeping and kitchen areas into one functional space. The property also includes a separate bathroom, and benefits from an EPC rating of D and Council Tax Band A.

Located in Bradford city centre, the flat is well placed for a wide range of local amenities, including shops, supermarkets, cafés and restaurants. The nearby Broadway and Kirkgate shopping areas provide extensive retail options, while City Park and Centenary Square offer open spaces and cultural venues within easy reach.

Public transport links are a particular advantage. Bradford Interchange is within convenient reach, providing rail and bus connections across West Yorkshire and beyond. Direct train services run to Leeds in around 20 minutes, Halifax in approximately 25 minutes and Manchester Victoria in just over an hour. Bradford Forster Square station is also accessible, offering additional services towards Leeds, Ilkley and Skipton.

The location is suitable for access to local education and professional institutions, including the University of Bradford and Bradford College, as well as key employment centres in the city. Major road links such as the A650 and A647 connect to surrounding towns and the wider motorway network.

This one-bedroom studio flat represents a practical city-centre rental option with open-plan living and strong transport and amenity connections.

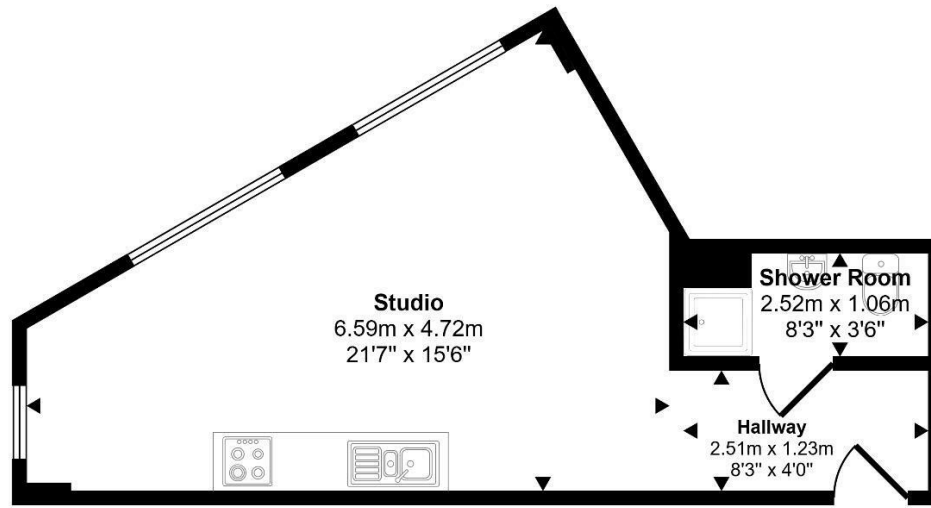
**** Flatfair's No Deposit solution ****

**** This property is available with flatfair's No Deposit solution, so you won't have to pay a traditional deposit. Instead, you would pay a small check-in fee equal to 28% of a month's rent (+VAT) – significantly less than a five week deposit. This fee is non-refundable and is not a deposit so cannot be used towards covering the cost of any future damages that might occur.****





Approx Gross Internal Area
28 sq m / 305 sq ft



Studio

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Viewings

Please contact 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.



2 Wakefield Road, Bradford, BD4 7AT
Tel: 01274 393955 Email: bradford.lettings@hunters.com <https://www.hunters.com>

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

