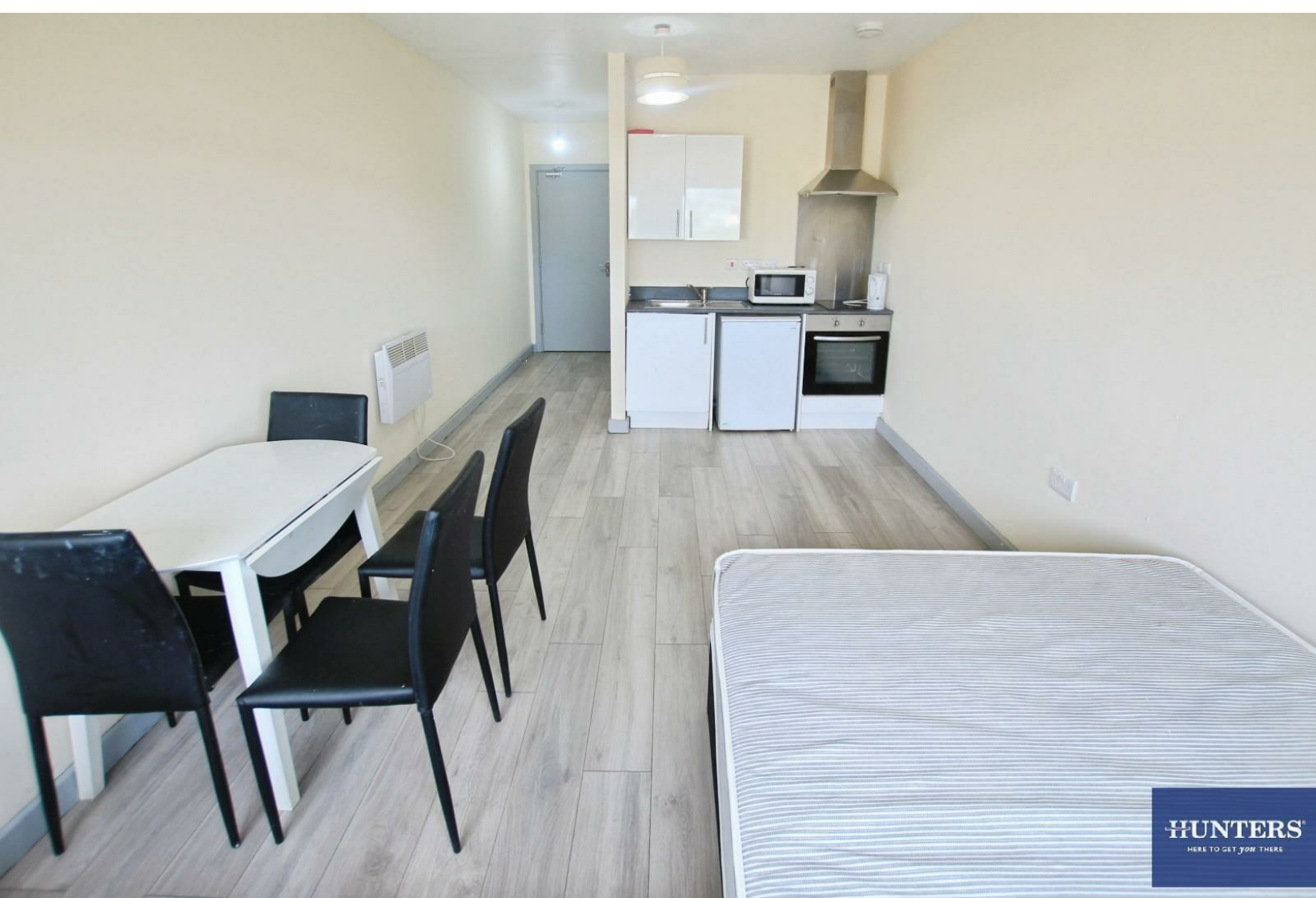




Olicana House, Chapel Street, Bradford BD1

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

£450 Per Month - Deposit £519 - ** Deposit Free option Available **



Olicana House, Chapel Street, Bradford BD1

DESCRIPTION

To Let – Studio flat within Olicana House in central Bradford.

This modern Studio flat offers a practical open-plan layout, ideal for a single professional or couple seeking city-centre living. The main room provides a combined bedroom and living space with laminate flooring, neutral décor and large windows bringing in good natural light. There is ample room for a double bed, sofa and dining table, creating a flexible area for relaxing, dining and working from home.

The fitted kitchen is set to one side of the room and includes contemporary units, hob with oven, sink and under-counter fridge, with space for small appliances. A separate shower room features a corner shower enclosure, WC and wash basin, finished in a simple, easy-to-maintain style. The flat is accessed via a hallway with intercom entry, adding an extra level of convenience and security.

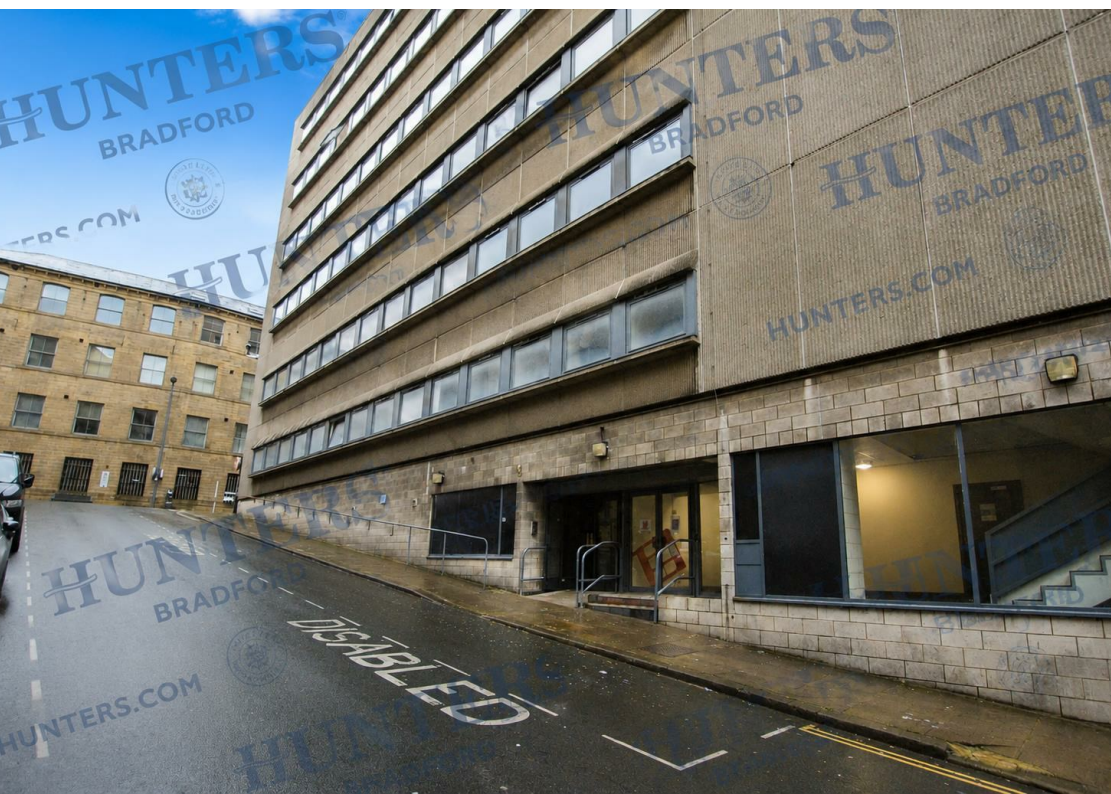
Olicana House is well placed for Bradford city centre amenities, with the Broadway shopping centre, city park and a wide range of cafés, restaurants and supermarkets all within easy reach. Bradford Interchange and Bradford Forster Square stations are both accessible, providing services to Leeds in around 20 minutes and to Manchester in under an hour, as well as links across West Yorkshire. Local bus routes run frequently along nearby main roads, supporting straightforward commuting without a car.

A practical Studio, to let, in a highly convenient Bradford location.

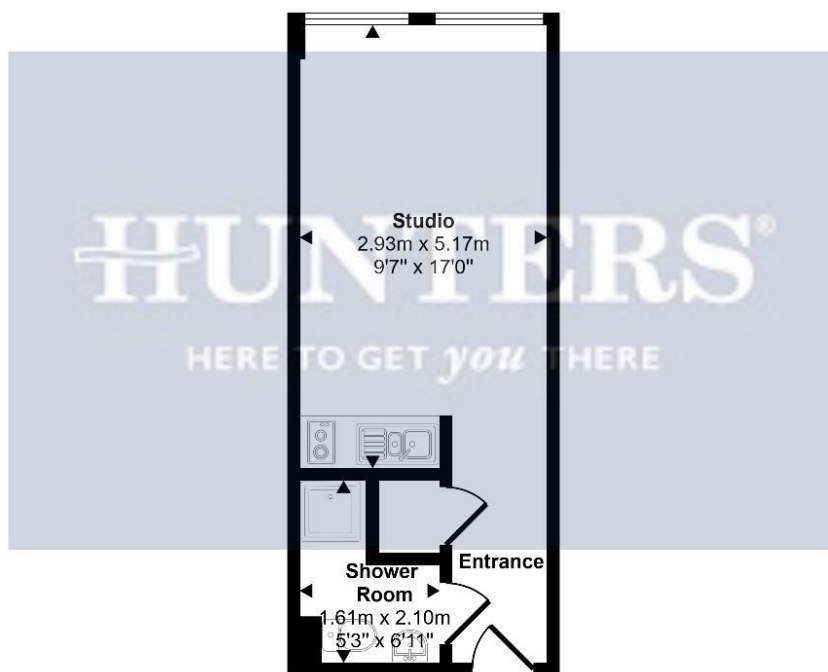
**** Flatfair's No Deposit solution ****

**** 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
21 sq m / 230 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

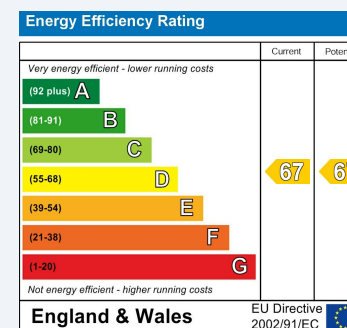
Please contact bradford.lettings@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

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

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.