



Melrose Street, Bradford, BD7

- ****DEPOSIT FREE OPTIONS AVAILABLE****
- **DOUBLE GLAZING AND CENTRAL HEATING**
- **ON STREET PARKING**
- **EPC RATING- E**
- **LOCAL AMENITIES, SCHOOL AND TRANSPORT LINKS WITHIN THE AREA**
- **3 BEDROOM END TERRACED HOUSE**
- **AVAILABLE: NOW**
- **UNFURNISHED**
- **COUNCIL TAX BAND- A**



£850 Per Calendar Month - Deposit £980 - ** Deposit Free option Available **

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DESCRIPTION

To Let – Three-bedroom terraced house in Bradford.

This three-bedroom terraced house offers well-arranged accommodation in good condition, with neutral décor throughout and practical finishes. The main reception room is a sizeable space with a feature fireplace and high ceiling, providing a comfortable area for everyday living and dining. An attached garage opens directly from the living room, giving very useful storage, workshop or hobby space.

The kitchen is fitted with modern base and wall units, integrated oven and hob with extractor, and space for additional appliances, complemented by wood-effect flooring and a window providing natural light. Upstairs, three bedrooms are all carpeted and neutrally decorated, providing flexible options for family use or home working. The bathroom is fitted with a white suite including bath with shower over, wash basin and WC.

Outside, there is a small rear yard offering low-maintenance outdoor space and access to the garage. The property has an EPC rating of E and falls within Council Tax Band A.

Located in the BD7 area of Bradford, the house is well placed for everyday amenities around Great Horton Road and Little Horton Lane, where you will find supermarkets, local shops, cafés and takeaways. Horton Park is within easy reach for green space and play areas, and there are several primary and secondary schools in the wider neighbourhood. Regular bus services run towards Bradford city centre, where Bradford Interchange provides rail connections to Leeds in around 20 minutes and to Manchester Victoria in about an hour.

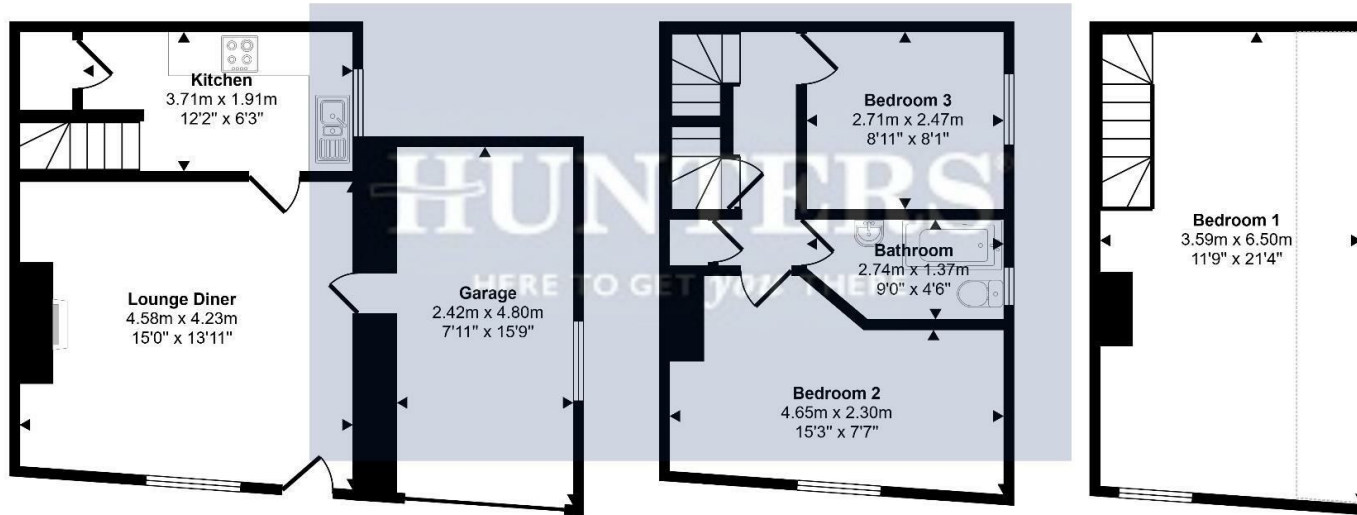
**** Flatfair's No Deposit solution ****

**** 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
94 sq m / 1012 sq ft



Ground Floor
Approx 42 sq m / 455 sq ft

First Floor
Approx 29 sq m / 310 sq ft

Second Floor
Approx 23 sq m / 247 sq ft

Denotes head height below 1.5m

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

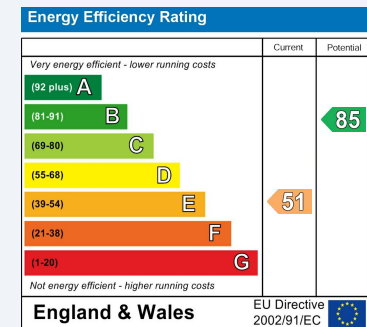
Please contact bradford.lettings@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.