



Sunbridge House, Kirkgate, Bradford, West Yorkshire, BD1

- ****DEPOSIT FREE OPTIONS AVAILABLE****
- CODE ENTRY
- ELECTRIC HEATING
- CITY CENTRE LOCATION
- COUNCIL TAX BAND- A
- ONE BEDROOM CITY CENTRE APARTMENT
- AVAILABLE: NOW
- FURNISHED
- EPC RATING- C
- LOCAL AMENITIES, SCHOOL AND TRANSPORT LINKS WITHIN THE AREA



£600 Per Calendar Month - Deposit £692 - ** Deposit Free option Available **

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DESCRIPTION

Welcome to Sunbridge House, a charming city centre apartment located in the heart of Bradford, West Yorkshire. This delightful one-bedroom property offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or couples seeking a vibrant urban lifestyle.

As you enter the apartment, you will find a well-appointed reception room that provides a welcoming space for relaxation and entertainment. The room is furnished to a high standard, ensuring that you can move in with ease and start enjoying your new home right away. The bedroom is thoughtfully designed to offer a peaceful retreat, while the bathroom is modern and functional, catering to all your daily needs.

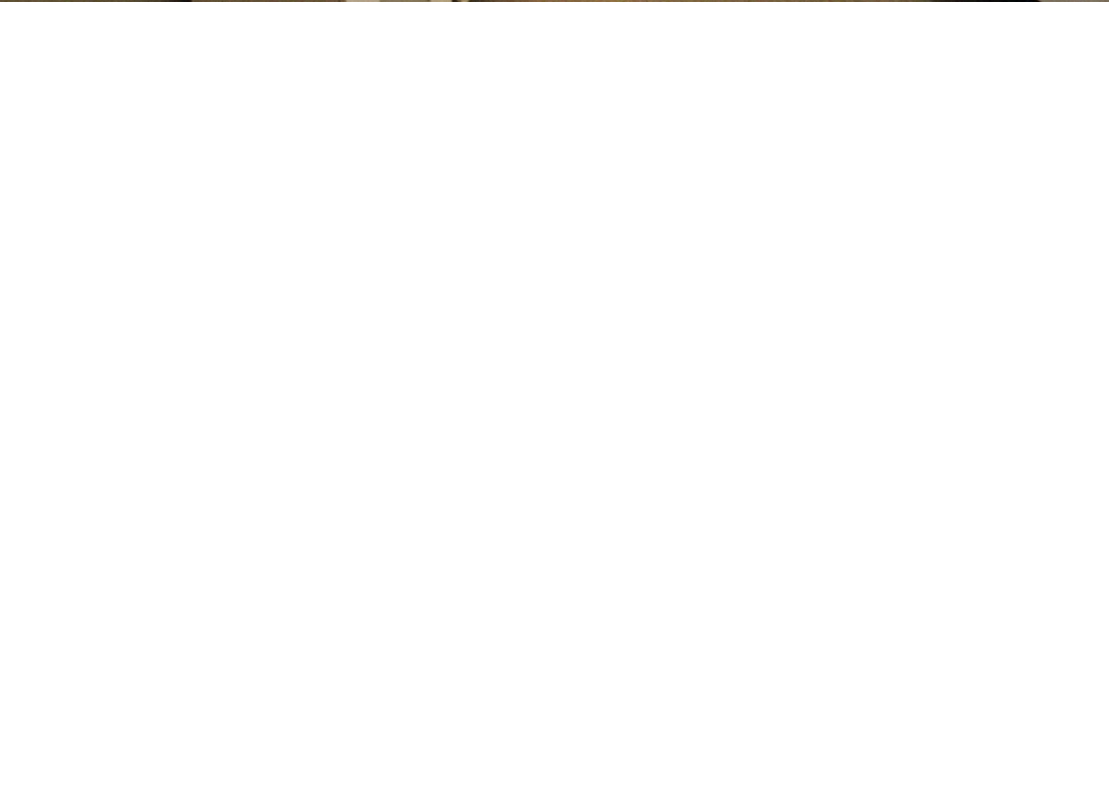
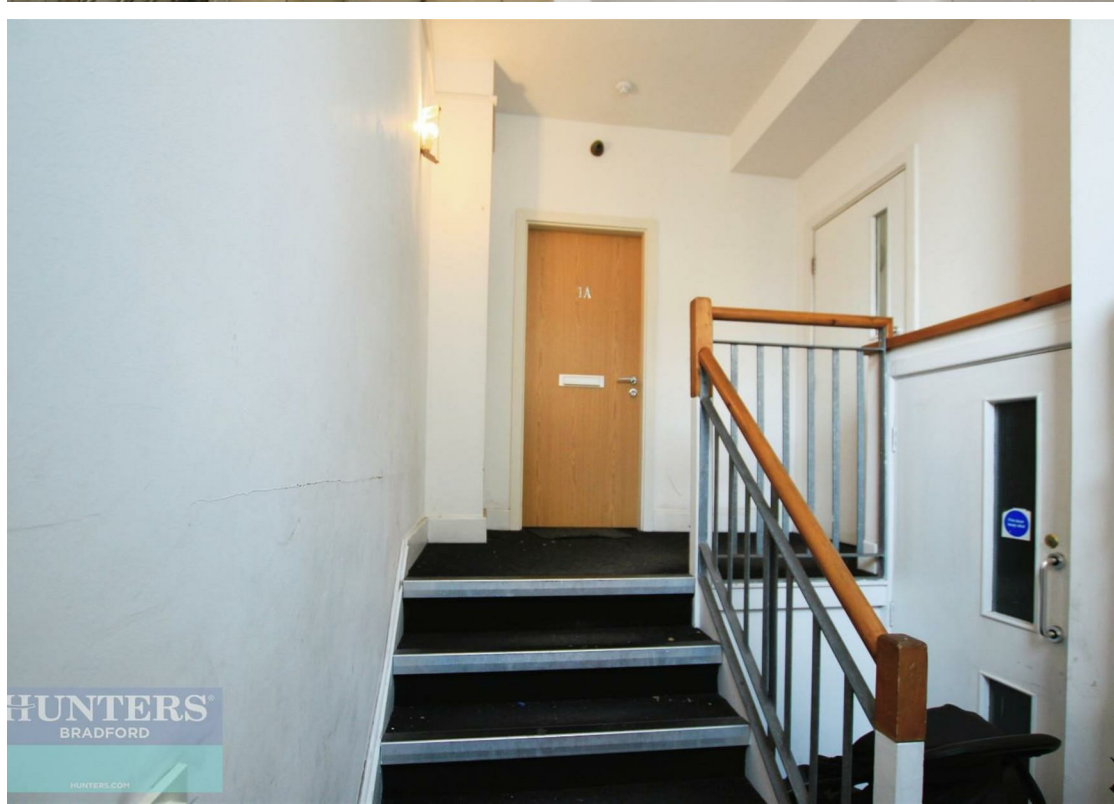
One of the standout features of this apartment is its prime location. Situated in the city centre, you will be just a stone's throw away from a variety of local amenities, including shops, restaurants, and cafes. Additionally, the property is within walking distance of both the train and bus stations, making it exceptionally convenient for commuters and those who enjoy exploring the wider region.

For added peace of mind, deposit-free options are available, allowing for a more flexible move-in process. Whether you are a first-time renter or looking to downsize, this apartment at Sunbridge House presents an excellent opportunity to experience city living at its finest.

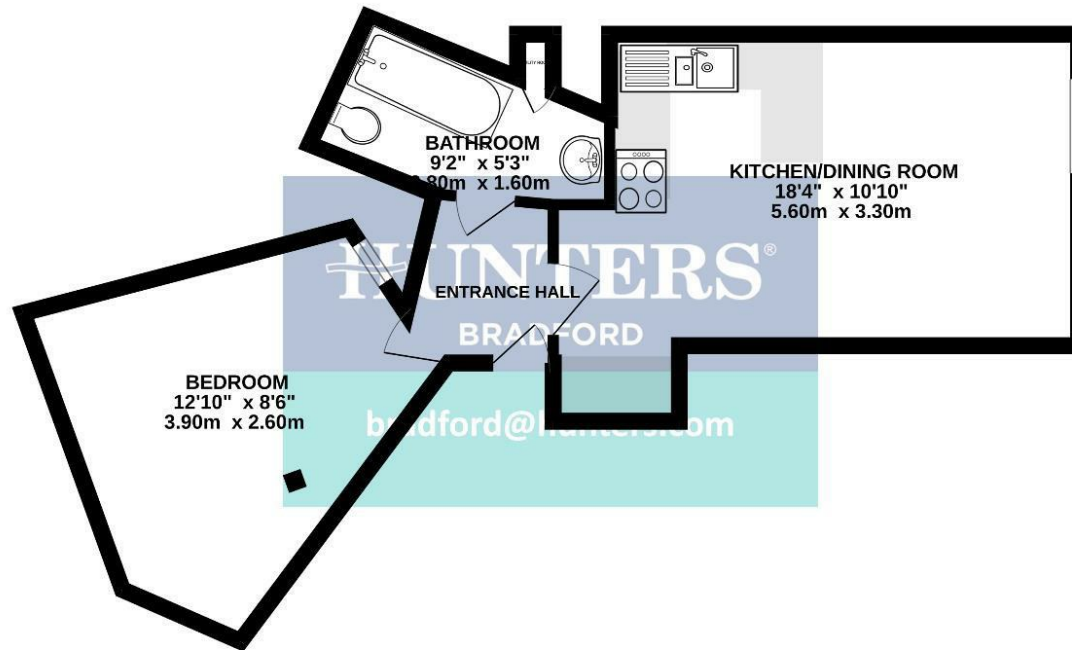
**** Flatfair's No Deposit solution ****

**** 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.****





3RD FLOOR 398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 398 sq.ft. (37.0 sq.m.) approx.
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 as to their operability or efficiency can be given.
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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	82
(55-68) D		
(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.