



Sunbridge Halls, 178 Sunbridge Road, Bradford, BD1

- ****DEPOSIT FREE OPTIONS AVAILABLE****
- AVAILABLE: NOW
- ELECTRIC-WATER-WIFI INCLUDED
- ON STREET PARKING
- COUNCIL TAX BAND- A
- STUDIO ROOM
- FURNISHED
- ELECTRIC HEATING
- EPC RATING- C
- LOCAL AMENITIES, SCHOOL AND TRANSPORT LINKS WITHIN THE AREA

£550 Per Month - Deposit £634 - ** Deposit Free option Available **



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DESCRIPTION

This one-bedroom studio flat is available ****to let**** in the heart of ****Bradford city centre****, offering convenient access to public transport, local amenities and green spaces.

The flat comprises a self-contained studio room, a separate kitchen and a bathroom, as well as one reception space that can be arranged for living and dining. The property holds an ****EPC rating of C**** and falls within ****Council Tax Band A****, helping to keep ongoing running costs relatively manageable.

Situated in a busy urban area, the flat is well placed for Bradford's shops, cafés and everyday services. Bradford city centre offers a broad selection of supermarkets, independent eateries and high-street retailers all within easy reach.

For green space, residents can access ****City Park**** with its mirror pool and open areas suitable for walking, as well as other nearby parks and walking and cycling routes around the wider Bradford area.

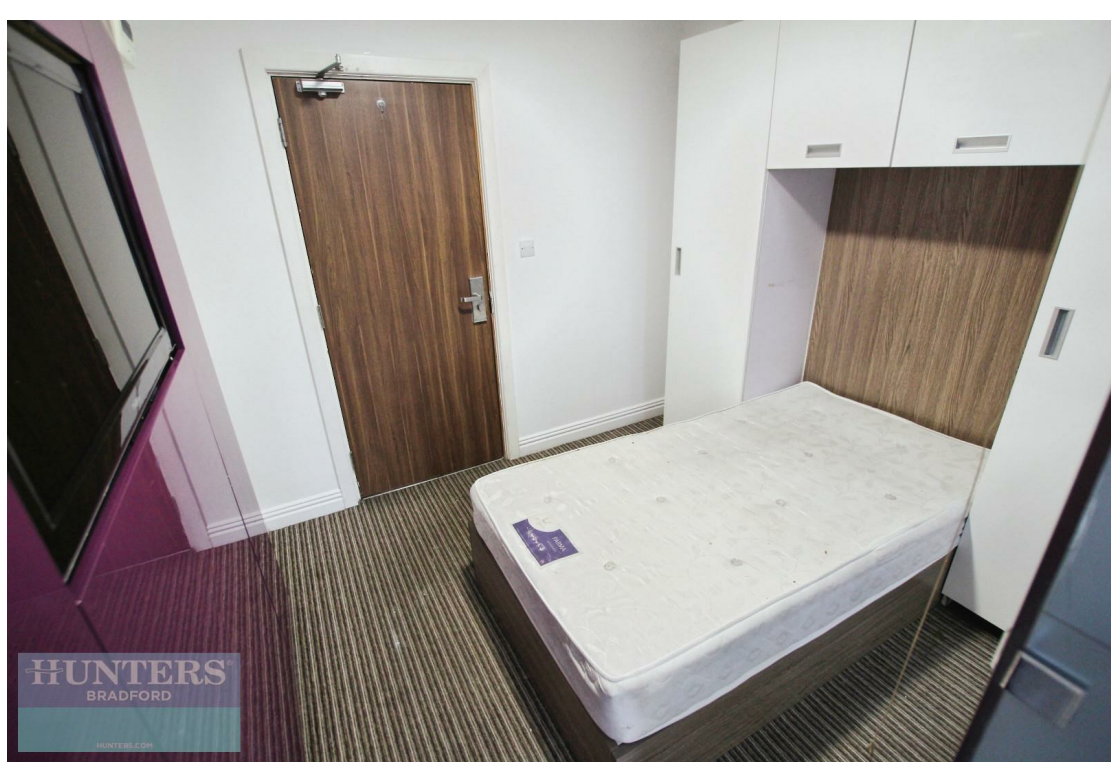
Public transport connections are strong. ****Bradford Interchange**** and ****Bradford Forster Square**** stations are both accessible from the property, providing rail links to ****Leeds**** (around 20 minutes), ****Shipley****, ****Ilkley**** and connections further afield towards ****Manchester**** and ****York**** via interchange. Numerous local bus services run through and around the city centre, offering frequent routes to surrounding districts and employment hubs.

This one-bedroom studio flat to let therefore presents a practical base for those looking to live in central Bradford with straightforward access to transport, amenities and local green spaces.

**** 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.****





FIFTH FLOOR
181 sq.ft. (16.8 sq.m.) approx.



TOTAL FLOOR AREA: 181 sq.ft. (16.8 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

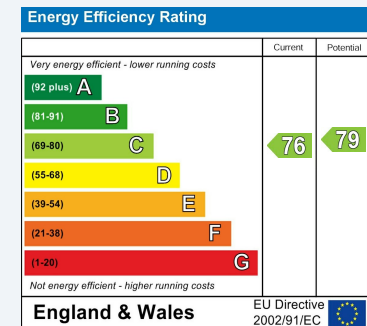
Please contact bradford.lettings@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



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.



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