



Thorn Drive Heaton, Bradford, West Yorkshire, BD9

- **DEPOSIT FREE OPTIONS AVAILABLE**
- TWO RECEPTION ROOMS
- DOUBLE GLAZING AND CENTRAL HEATING
- DRIVEWAY & GARAGE
- COUNCIL TAX BAND C
- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- SUN ROOM
- FRONT AND REAR GARDENS
- EPC RATING GRADE D
- LOCAL AMENITIES, SCHOOL AND TRANSPORT LINKS WITHIN THE AREA



£1,150 Per Calendar Month - Deposit £1,326 - ** Deposit Free option Available **

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DESCRIPTION

Hunters Bradford are pleased to present this splendid semi-detached house, currently available to let. This property is in good condition and boasts a unique feature of two reception rooms, a rare find that adds an extra layer of luxury and space to the home. In addition, the house offers a delightful sunroom, perfect for relaxing and enjoying natural light throughout the day.

The house comprises three generously sized bedrooms, a well-maintained kitchen, and a bathroom. The property also benefits from a reception room, creating a warm and welcoming environment for both hosting and relaxing.

This property falls under the EPC rating of D and Council Tax Band C, which gives potential tenants a clear understanding of the property's energy efficiency and local tax liabilities.

Location wise, this property is ideally situated with excellent public transport links and local amenities nearby. This makes it perfect for professionals, couples, and families seeking convenience and easy access to facilities.

In summary, this semi-detached house represents a wonderful opportunity for those looking for a good condition property offering ample space, unique features, and a great location. This is not an opportunity to be missed for those who value comfort, space, and accessibility.

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

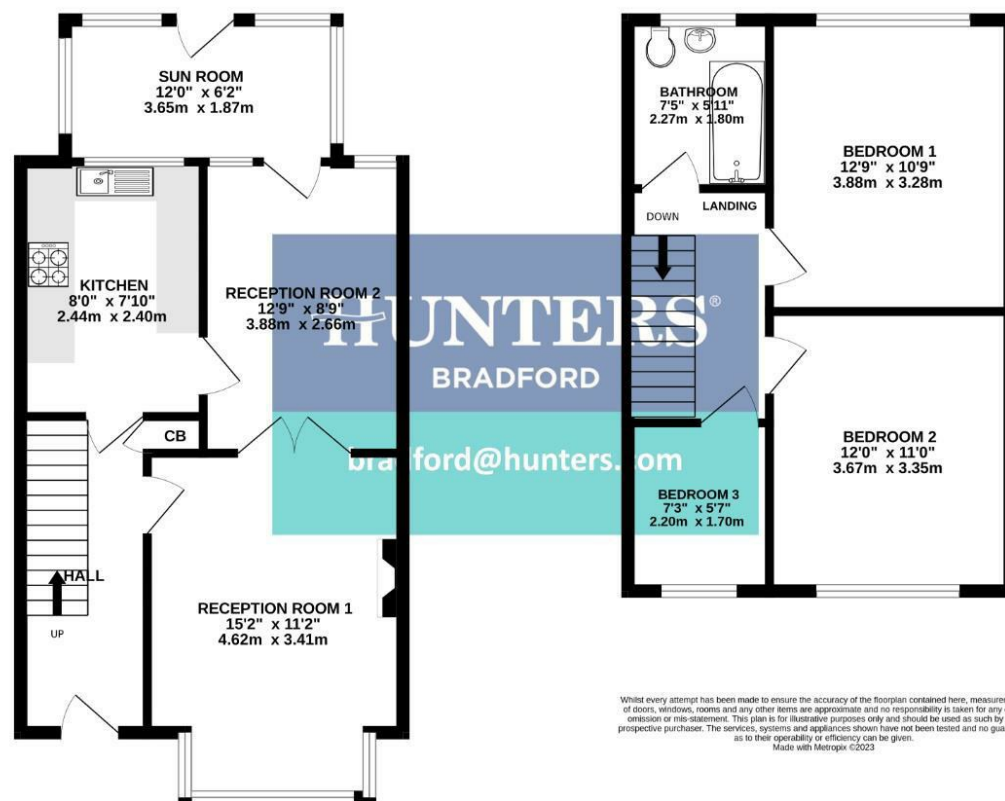
**** This property is available with flatfair's No Deposit solution, so you won't have to pay a traditional deposit. Instead, you would pay a small check-in fee equal to 28% of a month's rent (+VAT) – significantly less than a five week deposit. This fee is non-refundable and is not a deposit so cannot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





GROUND FLOOR

1ST FLOOR



Viewings

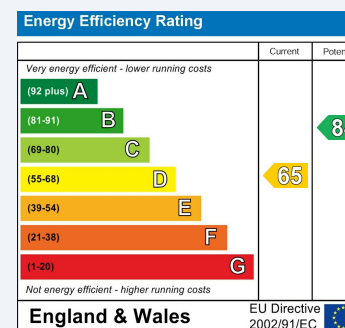
Please contact bradford.lettings@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.