



HUNTERS®

Sales ▪ Lettings ▪ Management

James Street, Bradford, West Yorkshire, BD1

- *DEPOSIT FREE OPTION AVAILABLE*
- IDEAL FOR PROFESSIONALS OR COUPLES
- SHARED UTILITY/LAUNDRY ROOM
- PIN CODE ENTRY
- COUNCIL TAX BAND A

- ONE BEDROOM CITY CENTRE APARTMENT
- FURNISHED
- AVAILABLE: NOW
- EPC RATING- C
- LOCAL AMENITIES, SCHOOL AND TRANSPORT LINKS WITHIN THE AREA

£525 Per Month - Deposit £605 - ** Deposit Free option Available **

James Street, Bradford, West Yorkshire, BD1

Hunters Bradford present this furnished flat available for lease, ideally situated in a city centre location. The property bears an EPC rating of C and falls within the affordable council tax band A. This property is most suitable for professionals, couples, or even students seeking a residence in close proximity to public transport links and local amenities.

The flat boasts an open-plan design, offering a modern and spacious feel. It contains one well-proportioned bedroom, providing ample space for rest and relaxation. Alongside this, the property features a comfortable reception room, perfect for unwinding or entertaining guests.

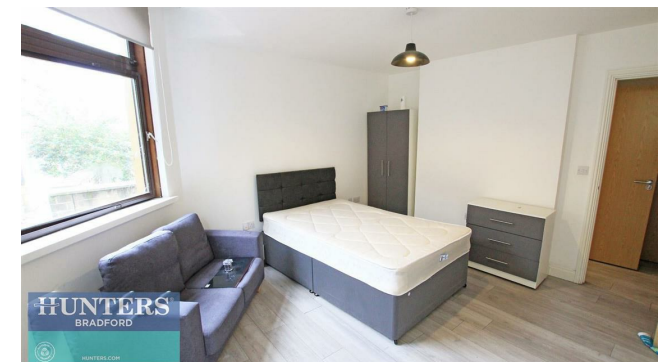
The kitchen is fully-equipped, designed to cater to all your culinary needs. Additionally, the property includes one bathroom, meticulously maintained for your comfort and convenience.

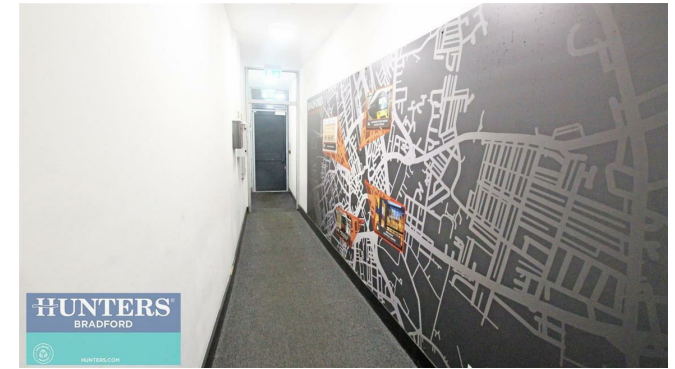
One of the unique attributes of the property is the communal laundry room, which adds to the convenience of the residents and fosters a sense of community.

In conclusion, this property provides a perfect blend of comfort, convenience, and modern living. Its central location and comprehensive amenities make it an ideal choice, especially for those who wish to experience city life to its fullest. Do not miss this opportunity to secure a residence that truly caters to your lifestyle.

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

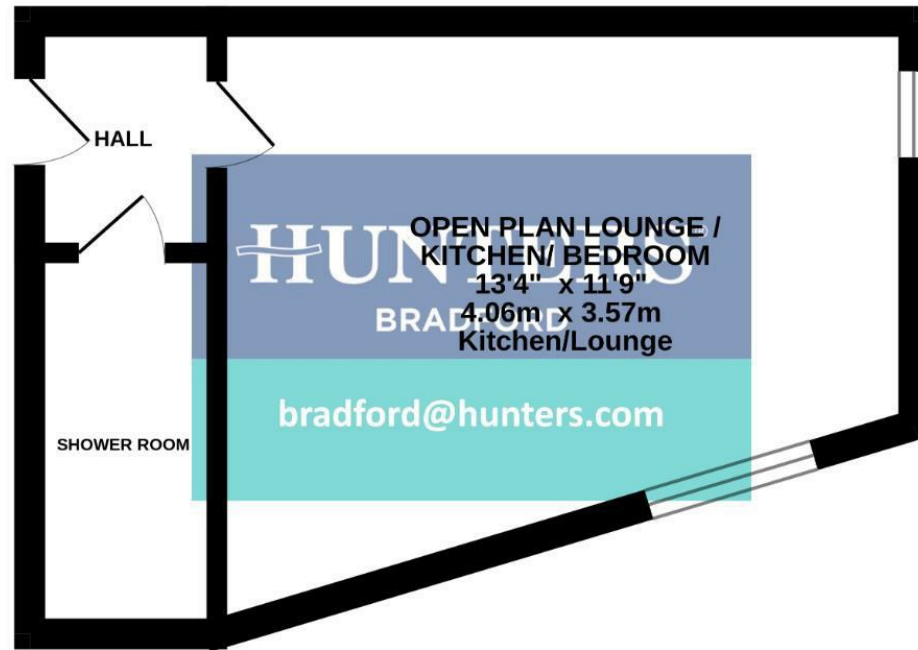
**** This property is available with flatfair's No Deposit solution, so you won't have to pay a traditional deposit. Instead, you would pay a small check-in fee equal to 28% of a month's rent (+VAT) – significantly less than a five week deposit. This fee is non-refundable and is not a deposit so cannot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





Kitchen/Lounge
13'3" x 11'8"





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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	69
(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	

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Bradford Lettings -
01274 393955 <https://www.hunters.com>

