



Olicana House, Chapel Street, Bradford, BD1

- **DEPOSIT FREE OPTIONS AVAILABLE**
- CITY CENTRE LOCATION
- ELECTRIC HEATING
- NEWLY DECORATED
- COUNCIL TAX BAND- A
- STUDIO FLAT
- AVAILABLE: NOW
- FURNISHED
- EPC RATING- C
- LOCAL AMENITIES, SCHOOL AND TRANSPORT LINKS WITHIN THE AREA

£475 Per Month - Deposit £576 - ** Deposit Free option Available **



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DESCRIPTION

To let: a furnished studio flat with one bedroom area in central Bradford, presented with an open-plan layout that combines the living, sleeping and kitchen spaces, plus a separate bathroom. The property benefits from EPC rating C and is in Council Tax Band A.

Located in Bradford city centre, the flat sits within easy reach of a wide range of local amenities, including supermarkets, shops, cafés and restaurants. The Broadway shopping centre and the city's commercial district are within convenient distance, providing everyday services and leisure options.

Public transport links are a key feature of this location. Bradford Interchange is nearby, offering rail services to Leeds in around 20 minutes and to Manchester Victoria via connecting routes, as well as frequent bus services across West Yorkshire. Bradford Forster Square station is also accessible, with further direct services towards Leeds, Ilkley and Skipton. These connections make the flat suitable for those commuting within the region or travelling into Leeds city centre.

Green spaces such as Peel Park and Lister Park are within reach for walking, exercise and recreation, adding to the appeal of the area. The location also offers access to local educational institutions and city-centre cultural venues, including museums, galleries and theatres.

This studio flat to let provides an open-plan, furnished living arrangement in a Bradford city centre setting with established public transport links and nearby amenities.

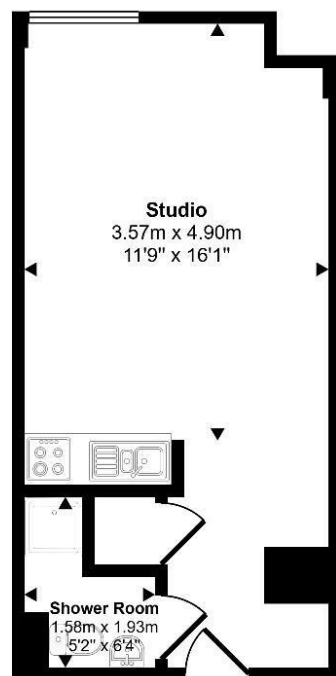
**** Flatfair's No Deposit solution ****

**** 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
27 sq m / 288 sq ft



Studio

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

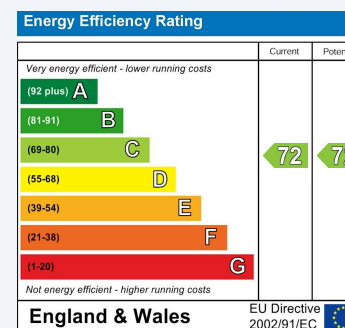
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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Tel: 01274 393955 Email: bradford.lettings@hunters.com <https://www.hunters.com>

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.

