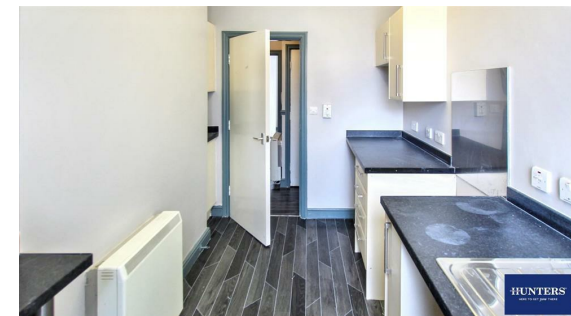
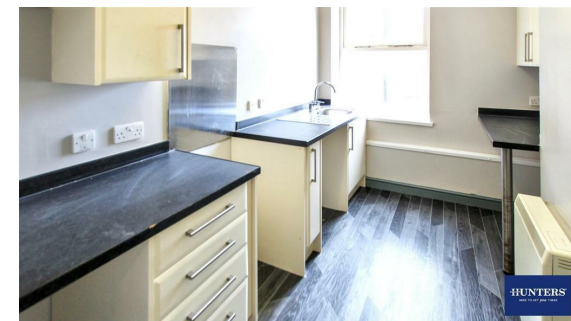




## Leeds Road, Bradford, BD3

- **\*\*DEPOSIT FREE OPTIONS AVAILABLE\*\***
- AVAILABLE: NOW
- UNFURNISHED
- EPC RATING- D
- LOCAL AMENITIES, SCHOOL AND TRANSPORT LINKS WITHIN THE AREA

- TWO BEDROOM APARTMENT
- ON STREET PARKING
- ELECTRIC HEATING
- COUNCIL TAX BAND- A

**Leeds Road, Bradford, BD3**



# Leeds Road, , Bradford, BD3 8BY

## DESCRIPTION

This unfurnished 2-bedroom flat is \*\*to let\*\* in the Bradford area, offering practical accommodation with one reception room, one kitchen and one bathroom. The layout is suited to those seeking straightforward, low-maintenance living in a well-connected urban setting.

Located on Leeds Road in Bradford, the flat provides convenient access to a range of local amenities along the surrounding high streets, including everyday shops, supermarkets and food outlets. Bradford city centre is within easy reach by bus or car, offering a wider selection of retail, leisure and cultural facilities, including theatres, restaurants and shopping centres.

Public transport links are available via Bradford's main rail stations, Bradford Interchange and Bradford Forster Square, which connect to Leeds and other West Yorkshire destinations. Typical journey times to Leeds by train are around 20–25 minutes, making this location practical for commuters. Regular bus services also operate along Leeds Road towards the city centre and neighbouring districts.

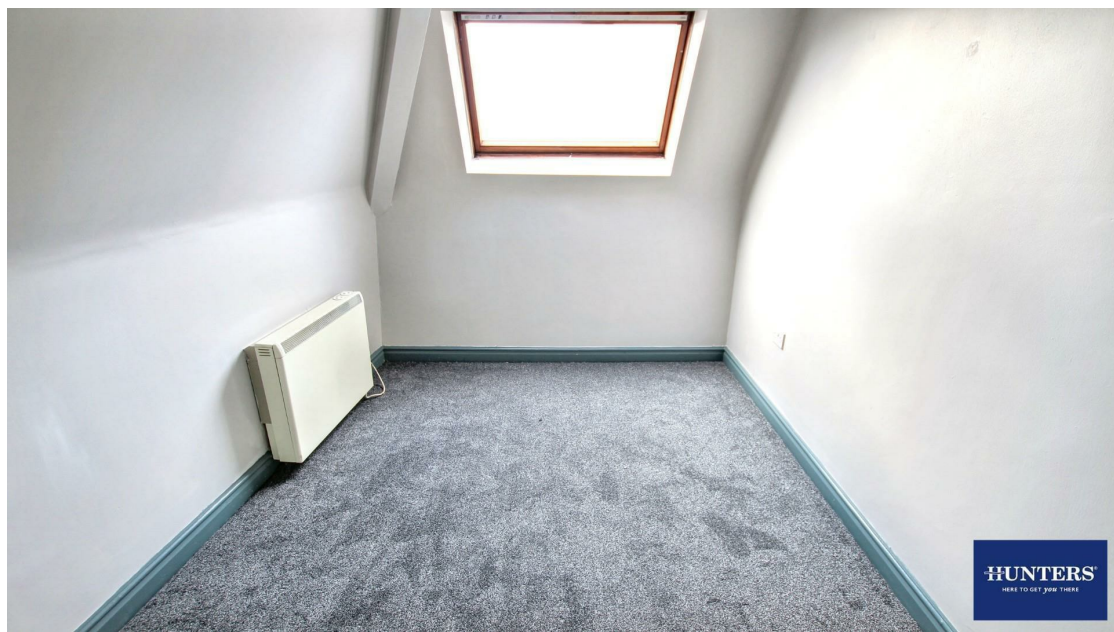
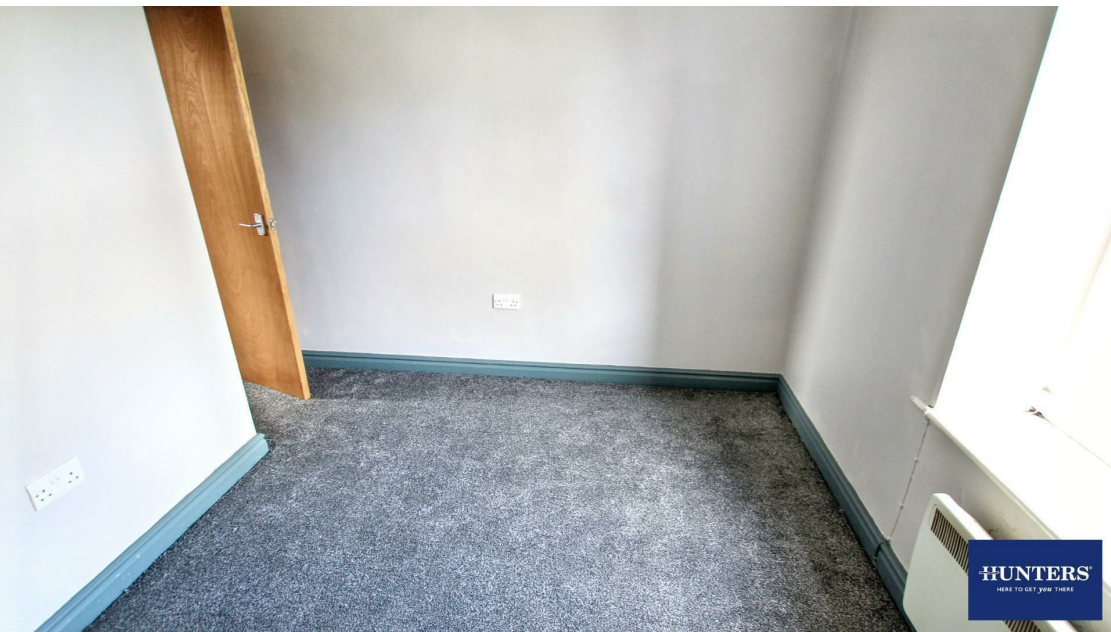
Local green spaces and parks are accessible within a short drive, providing opportunities for outdoor recreation. A selection of schools and educational facilities can be found in the wider Bradford area.

The flat has an EPC rating of D and falls within Council Tax Band A, which may appeal to those looking to manage ongoing running costs. This property type and setting may suit tenants seeking functional 2-bedroom accommodation to let within reach of Bradford's transport, services and employment centres.

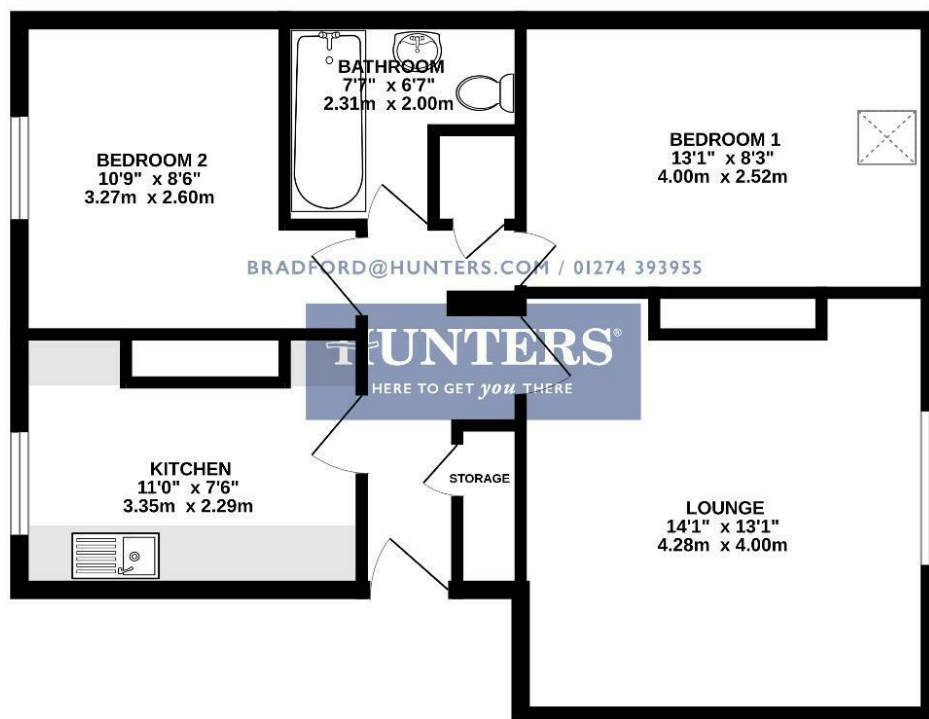
**\*\* Flatfair's No Deposit solution \*\***

**\*\* 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 584 sq.ft. (54.3 sq.m.) approx.



BRADFORD@HUNTERS.COM / 01274 393955

TOTAL FLOOR AREA : 584 sq.ft. (54.3 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.

Made with Metropix ©2023

## Viewings

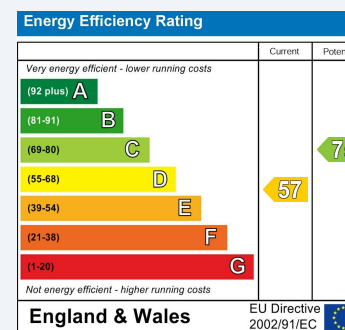
Please contact [bradford.lettings@hunters.com](mailto:bradford.lettings@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## 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.



2 Wakefield Road, Bradford, BD4 7AT  
Tel: 01274 393955 Email: [bradford.lettings@hunters.com](mailto:bradford.lettings@hunters.com) <https://www.hunters.com>

