



LIV Apartments, George Street, Bradford, BD1

- **DEPOSIT FREE OPTION AVAILABLE**
- CITY CENTRE LOCATION
- CODE/FOB ENTRY
- CAR PARKING SPACE
- COUNCIL TAX BAND (A)
- MODERN 1 BEDROOM APARTMENT
- INTEGRATED APPLIANCES
- UNFURNISHED
- EPC RATING: C
- LOCAL AMENITIES, SCHOOL AND TRANSPORT LINKS WITHIN THE AREA

£695 Per Month - Deposit £801 - ** Deposit Free option Available **



LIV Apartments, George Street, Bradford, BD1

DESCRIPTION

This one-bedroom flat is available **to let** in Bradford city centre, offering convenient access to local amenities and public transport. Presented in good condition, the property comprises one reception room, one kitchen and one bathroom, providing a practical layout suited to city living.

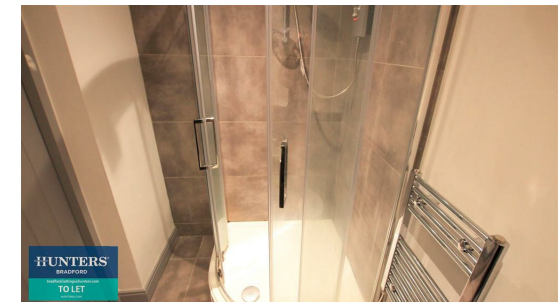
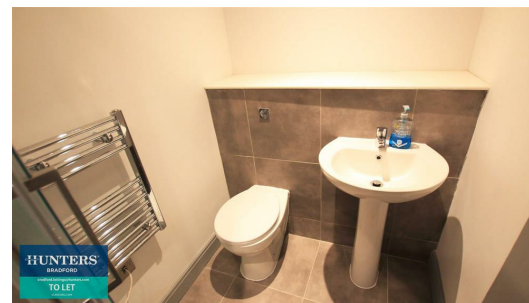
Located in central Bradford, the flat is well placed for access to the Broadway Shopping Centre, City Park and a range of cafés, restaurants and everyday facilities. The nearby University of Bradford and Bradford College are within easy reach, making the location suitable for those needing access to educational institutions as well as the business and commercial districts.

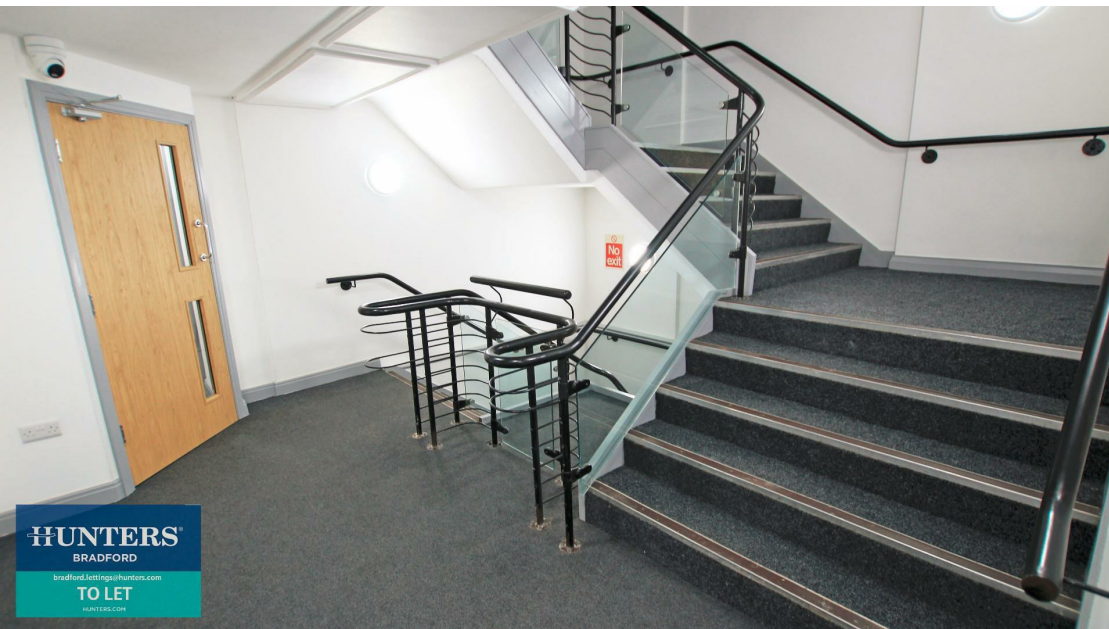
Public transport links are a particular advantage. Bradford Interchange and Bradford Forster Square railway stations are both accessible from the property, providing services to Leeds in around 20 minutes and to Manchester in approximately one hour, as well as connections to other West Yorkshire destinations. Regular bus services operate throughout the city and surrounding areas, supporting straightforward commuting without reliance on a car.

The property holds an EPC rating of C and falls within Council Tax Band A, which may appeal to tenants conscious of running costs. Overall, this one-bedroom flat to let in Bradford city centre offers a practical base for those seeking well-connected accommodation close to the amenities and services of the city.

**** 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



While 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

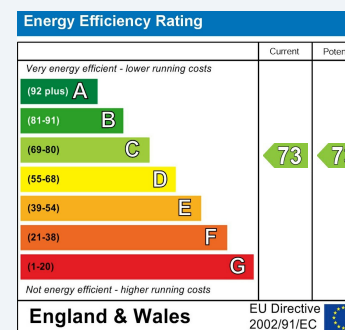
Please contact bradford.lettings@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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 <https://www.hunters.com>

