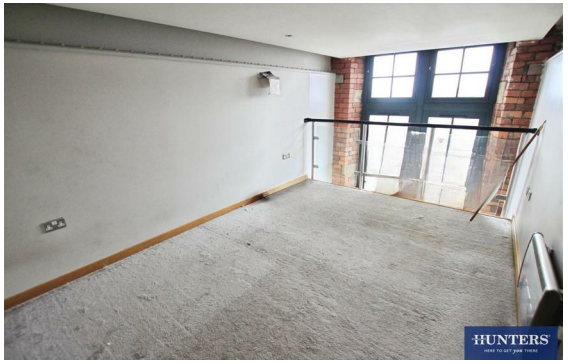
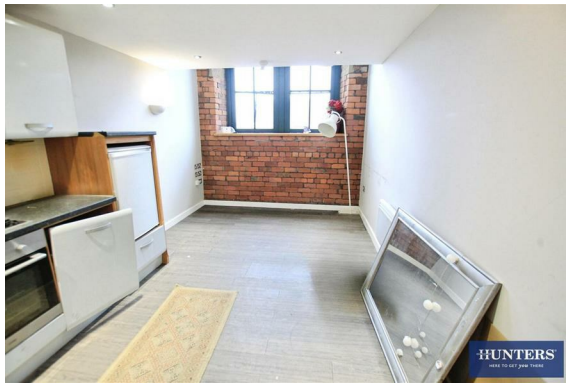








Byron Halls, Byron Street, Bradford, BD3

- **DEPOSIT FREE OPTION AVAILABLE**
- SPLIT LEVEL OPEN PLAN ACCOMODATION
- FOB ENTRY
- LIFT ACCESS
- COUNCIL TAX BAND B
- 1 BEDROOM DUPLEX APARTMENT
- UNFURNISHED
- SECURED GATED PARKING
- EPC RATING- D
- LOCAL AMENITIES, SCHOOL AND TRANSPORT LINKS WITHIN THE AREA

HUNTERS®
HERE TO GET *you* THERE

£650 Per Month - Deposit £750 - ** Deposit Free option Available **

Byron Halls, Byron Street, Bradford, BD3

DESCRIPTION





To Let – One bedroom apartment within the converted Byron Halls development in Bradford.

This split-level apartment offers a generous open-plan layout with high ceilings and tall feature windows providing good natural light. Exposed brickwork to one wall adds character to the main living area, while neutral décor and wood-effect flooring create a practical space ready for furnishing. The reception room is large enough to accommodate both lounge and dining areas.

The fitted kitchen includes ample worktop space and floor and wall units, with provision for standard appliances. The bathroom is fully tiled and fitted with a shower enclosure, WC and wash basin. A spiral staircase links the levels, creating a distinctive internal layout and making effective use of the floor area. Access is via a secure communal entrance with lift and internal stairwells.

Byron Halls is located to the east of Bradford city centre, within walking distance of local shops and amenities on Leeds Road and the surrounding streets.



Transport connections are convenient: Bradford Interchange and Bradford Forster Square stations are both accessible by bus or a short drive, providing rail services towards Leeds, Manchester and beyond, with journey times to Leeds typically around 20 minutes. Road links via the A6177 ring road and A647 give straightforward access to Leeds, Shipley and the wider region.

This one bedroom apartment is well placed for tenants seeking city living with character accommodation and access to central Bradford and surrounding employment hubs.

** 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 no






Danger
In case of fire
Do not use lift
Use the stairs


Fire exit

Approx Gross Internal Area
43 sq m / 461 sq ft



Ground Floor
Approx 21 sq m / 221 sq ft

First Floor
Approx 22 sq m / 240 sq ft

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

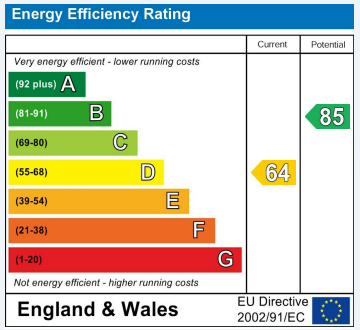
Please contact bradford.lettings@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

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

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.

The Property Ombudsman

2 Wakefield Road, Bradford, BD4 7AT
Tel: 01274 393955 Email: bradford.lettings@hunters.com https://www.hunters.com

HUNTERS®
HERE TO GET *you* THERE