



## Broadgate House, 84 Broad Street Bradford, BD1 4QQ

- FOUR BEDROOM GROUND FLOOR APARTMENT
- IDEAL FOR PROFESSIONALS, COUPLES OR FAMILIES
- AVAILABLE: NOW
- FOB/CODE ENTRY
- FIXED DEPOSIT £980

- CITY CENTRE LOCATION
- DOUBLE GLAZING AND ELECTRIC HEATING
- UNFURNISHED
- LIFT ACCESS
- LOCAL AMENITIES, SCHOOL AND TRANSPORT LINKS WITHIN THE AREA

£850 Per Calendar Month



## 84 Broad Street, Bradford, BD1 4QQ

Hunters Bradford are delighted to present a flat of superb distinction to the rental market. This property is in good condition, exuding an air of refinement and comfort. The property has four beautifully proportioned bedrooms and one bathroom, making it an excellent choice for professionals, couples, and families alike.

The flat features an open-plan living arrangement that integrates the kitchen and reception room, providing an area that encourages social interaction and inclusive living. This layout is highly sought-after, making it a standout feature of this property. The kitchen is practical and well-appointed, ready to cater to your culinary needs.

The reception room is a comfortable and inviting space, perfect for entertaining or unwinding after a long day. The property achieves an EPC rating of C, indicating a reasonable level of energy efficiency. It falls within Council Tax band B, an important consideration for prospective tenants.

Located in a sought-after area, the property benefits from excellent public transport links, making it ideal for commuters. It's also close to local amenities, adding to the convenience this property offers.

This property is listed as 'To Let'. It is a unique opportunity to rent a flat that expertly combines comfort, practicality, and an enviable location. We welcome interested parties to contact us for further information or to arrange a viewing. We're confident that this flat will offer a living experience that is both comfortable and delightful.





**Open Plan Lounge / Kitchen**  
19'7" x 29'7"

**Bedroom 1**  
7'6" x 12'2"

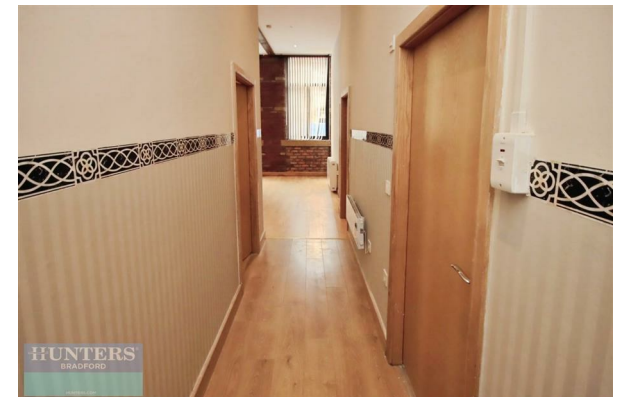
**Bedroom 2**  
7'8" x 10'1"

**Bedroom 3 / Study**  
7'4" x 13'7"

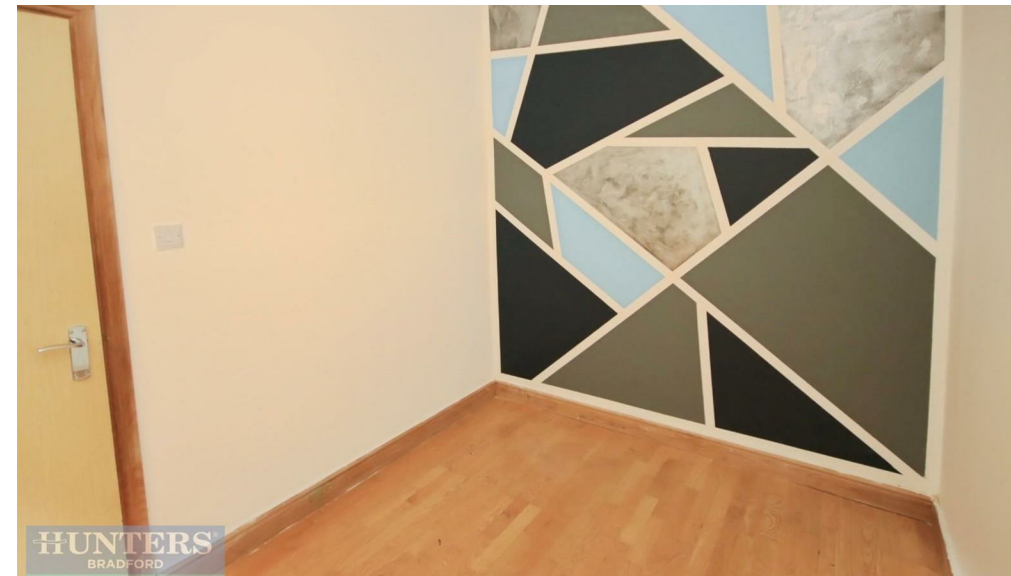
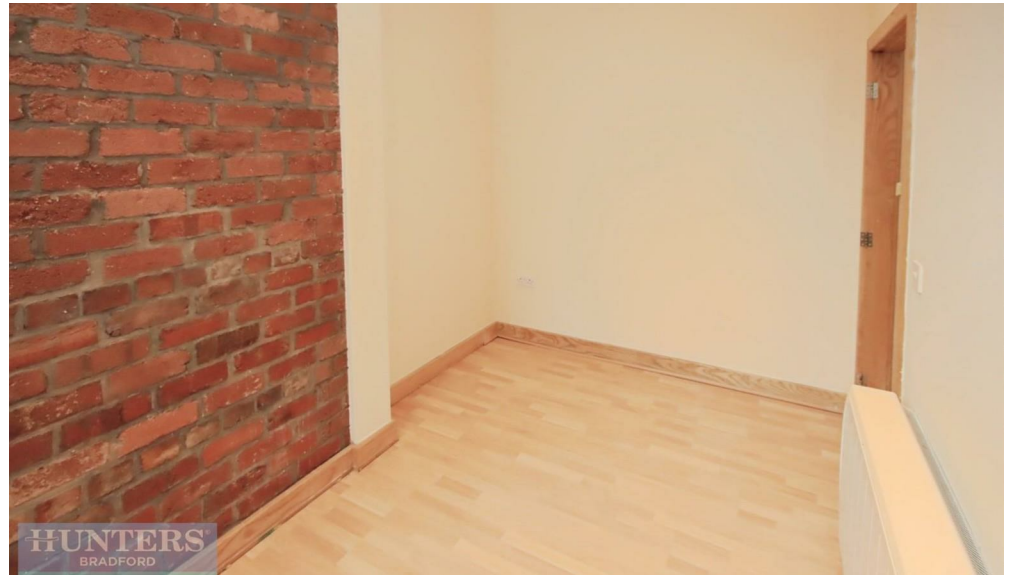


**Bedroom 4 / Study**  
7'10" x 9'8"

**Bathroom**  
7'11" x 7'8"



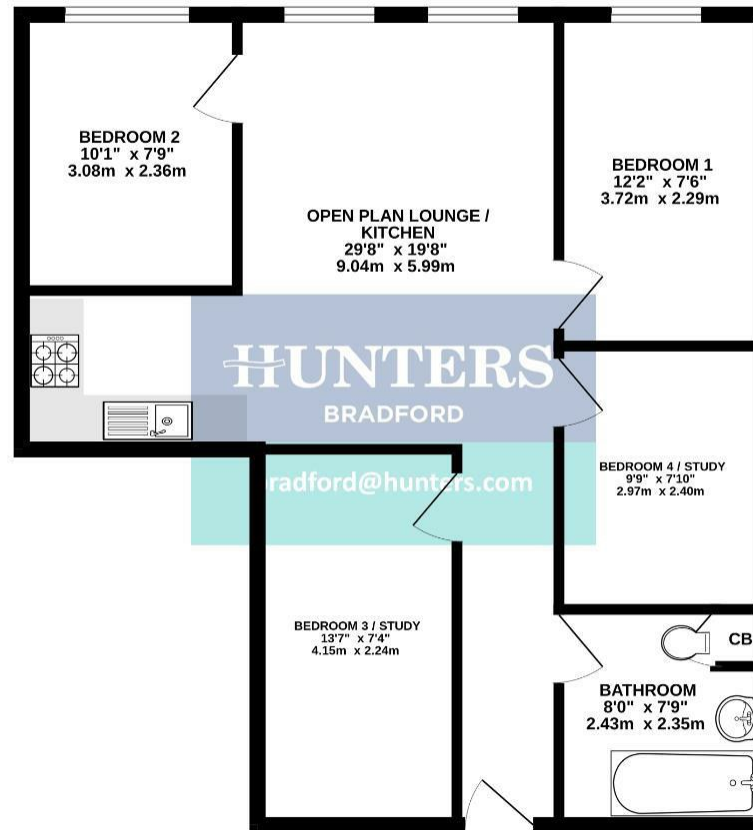




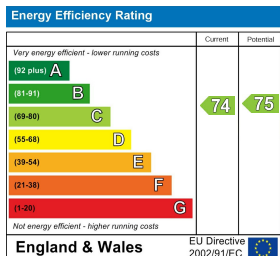
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## GROUND FLOOR



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 purchasers. 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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## Viewing Arrangements

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





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