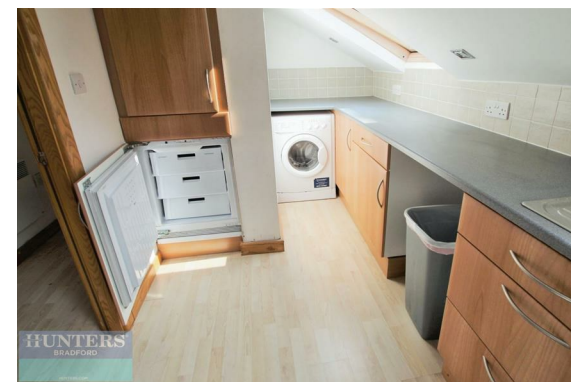




Sunbridge Road, Bradford, West Yorkshire, BD1

- ****DEPOSIT FREE OPTION AVAILABLE****
- AVAILABLE NOW
- INTEGRATED APPLIANCES
- ELECTRIC HEATING
- EPC RATING- E
- 2 BEDROOM CITY CENTRE APARTMENT
- MASTER BEDROOM WITH EN-SUITE
- PART FURNISHED
- COUNCIL TAX BAND- A
- LOCAL AMENITIES, SCHOOL AND TRANSPORT LINKS WITHIN THE AREA



£670 Per Calendar Month - Deposit £801 - ** Deposit Free option Available **

Sunbridge Road, Bradford, West Yorkshire, BD1

DESCRIPTION

Hunters Bradford are delighted to present this well-maintained flat, available to let in an area offering excellent public transport links and local amenities. This property boasts a good condition throughout

The property features a tastefully decorated reception room, a perfect place for relaxing and entertaining. The fully-equipped kitchen provides ample space for all your culinary needs, making meal preparation a pleasure rather than a chore. Two spacious bedrooms provide plenty of room for relaxation and personal space, while the bathroom is well-maintained, ensuring a comfortable start to your day.

The property has an EPC rating of E, The council tax is set at band A

This flat stands out for its accessible location, being ideally situated near public transport links that ensure smooth commuting to various parts of the city. Additionally, it is in proximity to a range of local amenities, including shops, restaurants, and parks, providing a convenient lifestyle for its residents.

In conclusion, this flat is a great blend of comfort, convenience, and affordability. Whether you are a family seeking a comfortable dwelling, a professional looking for an easy commute, a couple desiring a cosy living space, or a student needing a practical living arrangement, this property has plenty to offer. Don't miss out on this opportunity to make this delightful flat your home.

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

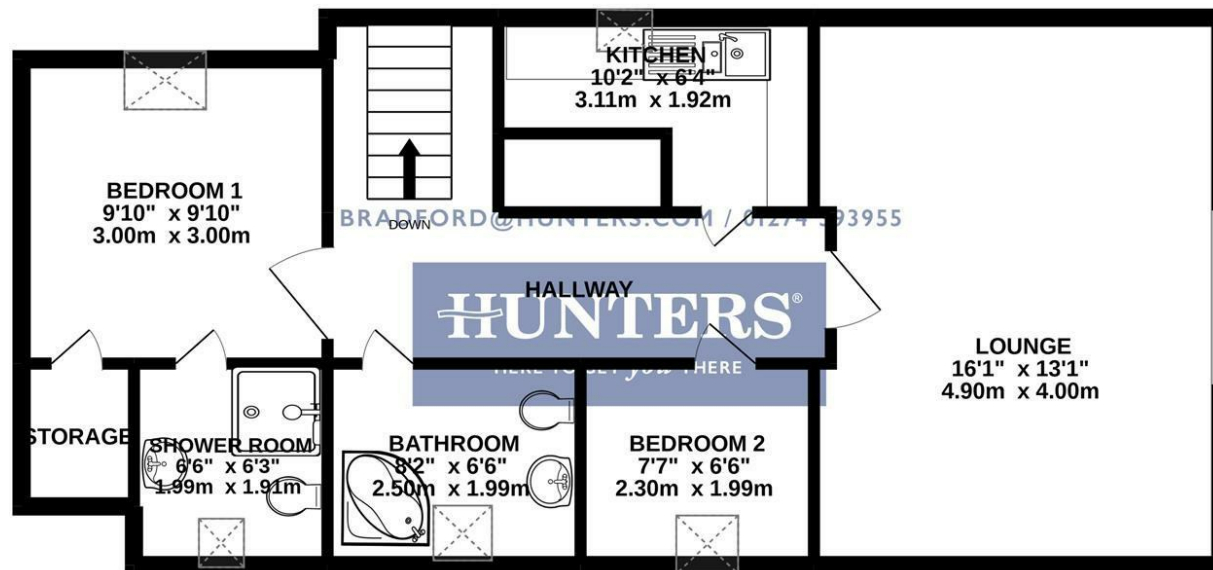
**** This property is available with flatfair's No Deposit solution, so you won't have to pay a traditional deposit. Instead, you would pay a small check-in fee equal to 28% of a month's rent (+VAT) – significantly less than a five week deposit. This fee is non-refundable and is not a deposit so cannot be used towards covering the cost of any future damages that might occur.****





1ST FLOOR

666 sq.ft. (61.9 sq.m.) approx.



TOTAL FLOOR AREA : 666 sq.ft. (61.9 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 ©2022

Viewings

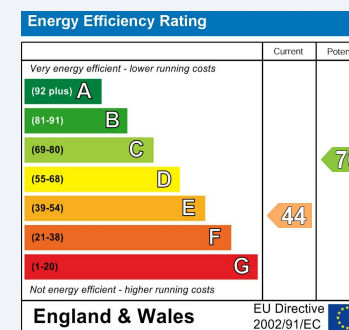
Please contact bradford.lettings@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.