



Sunbridge Halls, Sunbridge Road, Bradford BD1

- **DEPOSIT FREE OPTIONS AVAILABLE**
- AVAILABLE: NOW
- CITY CENTRE LOCATION
- COMMUNAL LAUNDRY
- COUNCIL TAX BAND- B
- STUDIO APARTMENT
- FURNISHED
- LIFT ACCESS
- EPC RATING- C
- LOCAL AMENITIES, SCHOOL AND TRANSPORT LINKS WITHIN THE AREA

£550 Per Month - Deposit £634 - ** Deposit Free option Available **



Sunbridge Halls, Sunbridge Road, Bradford BD1

DESCRIPTION

To let – self-contained studio flat within Sunbridge Halls, offering one bedroom and open-plan living in the heart of Bradford city centre.

This studio flat provides a practical layout with a combined reception, kitchen and sleeping area, making good use of the available floor space. The room includes a fitted bed with integrated wardrobe and overhead cupboards, providing useful built-in storage. Large windows draw in natural light and offer elevated views over the surrounding city, with space for a small desk or table, ideal for study or home working. Décor is neutral with striped flooring, giving a straightforward finish that is easy to maintain.

The kitchenette is fitted with modern white units, worktop space, sink, under-counter fridge, microwave/oven and electric hob, suitable for everyday cooking. A separate shower room is enclosed with glazed panels and includes WC, hand basin and shower, presented in a clean, functional style.

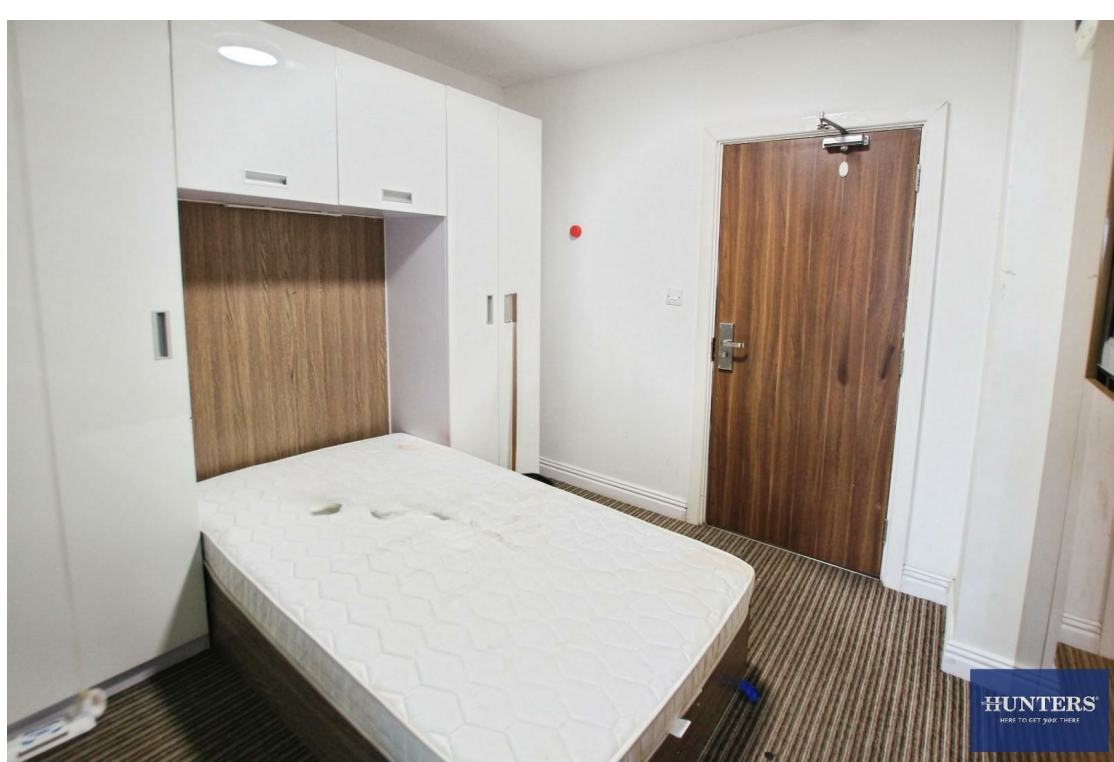
Sunbridge Halls is well placed for Bradford's shops, cafés and services, with the city centre, City Park and The Broadway shopping centre all within easy walking distance. For green space, Peel Park and Lister Park can be reached by a short bus ride or drive.

Transport links are a key benefit. Bradford Interchange is around a 10–15 minute walk, providing rail services to Leeds in about 20 minutes, as well as connections towards Halifax and extensive local bus routes. Bradford Forster Square station is also within walking distance for additional rail options.

**** 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.****





Approx Gross Internal Area
16 sq m / 175 sq ft



Studio

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

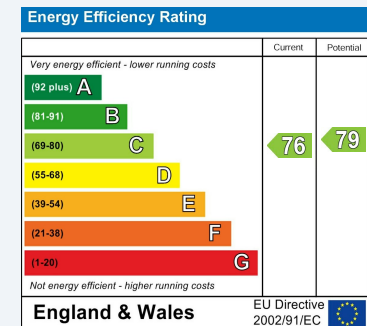
Please contact bradford.lettings@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.