Sunbridge Halls, Sunbridge Road, Bradford, BD1

- *DEPOSIT FREE OPTION AVAILABLE*
- FURNISHED
- FOB ENTRY AND 24 HOUR CCTV
- LIFT ACCESS
- COUNCIL TAX BAND- A
- STUDIO APARTMENT
- INCLUSIVE OF BILLS
- AVAILABLE: NOW
- EPC RATING- C
- LOCAL AMENITIES, SCHOOL AND TRANSPORT LINKS WITHIN THE AREA

HUNTERS®
HERE TO GET *you* THERE

£525 Per Month - Deposit £605 - ** Deposit Free option Available **

Sunbridge Halls, Sunbridge Road, Bradford, BD1

DESCRIPTION

This furnished studio is **to let** in a city centre location in Bradford, offering a practical base with excellent access to local amenities and public transport. The property is set within Sunbridge Halls, benefiting from **lift access**, **parking**, a **communal laundry area**, and **WIFI and utilities included**, providing convenience for day-to-day living.

Inside, the studio features an **open-plan** layout with a combined living, dining and kitchen area, and one shower room. The EPC rating is **C** and the council tax band is **A**.

Situated in Bradford city centre, the studio is within easy reach of shops, supermarkets, cafés and restaurants, as well as the nearby cultural and leisure facilities the city offers. The position is convenient for students and professionals needing quick access to the city's commercial and educational hubs.

Public transport links are strong. **Bradford Interchange** is approximately a 10–15 minute walk away, offering rail services towards Leeds (around 20 minutes) and Manchester (around 1 hour), along with extensive local and regional bus services. **Bradford Forster Square** station is also accessible on foot, providing additional frequent connections to Leeds and other West Yorkshire destinations.

Local green spaces such as City Park and its mirror pool are within easy reach, offering outdoor space close to the property. Overall, this one-bedroom flat to let presents a centrally located and well-connected option for those seeking city centre living in Bradford.

** Flatfair's No Deposit solution **

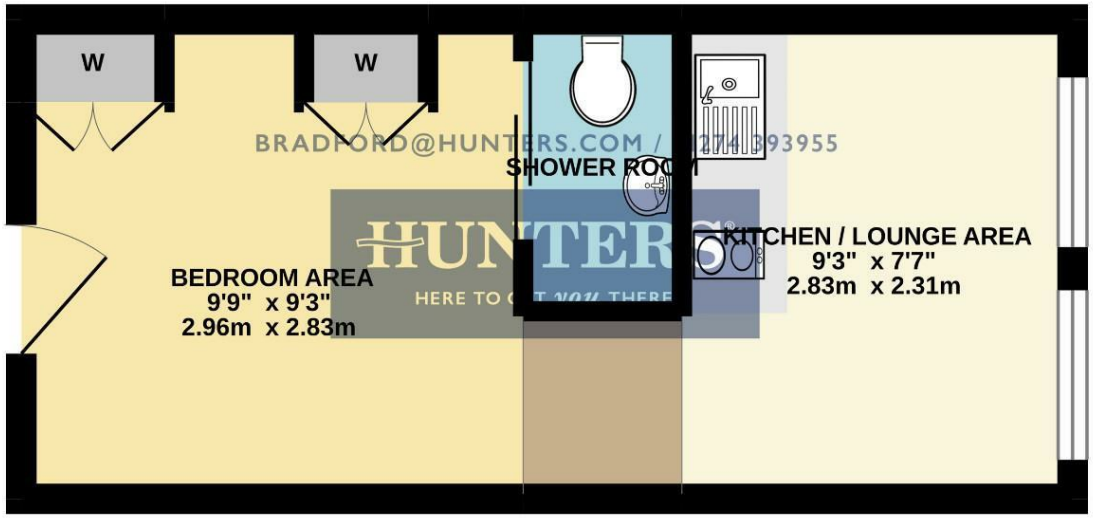
** This property is available with flatfair's No Deposit solution, so you won't have to pay a traditional deposit. Instead, you would pay a small check-in fee equal to 28% of a month's rent (+VAT) – significantly less than a five week deposit. This fee is non-refundable and is not a deposit so cannot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

Euro Cars
TAXI ONE

Euro Lets

CAUTION

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 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

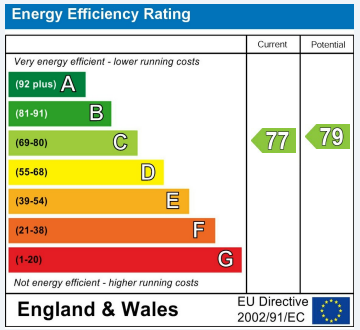
Please contact bradford.lettings@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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.

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