

Byron Halls, Byron Street, Bradford, BD3

- **DEPOSIT FREE OPTION AVAILABLE**
- IDEAL FOR PROFESSIONALS COUPLES AND INDIVIDUALS
- 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

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



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DESCRIPTION

Hunters Bradford presents this well-appointed one-bedroom flat to let, situated in a highly sought after location acclaimed for its excellent public transport links and proximity to a wide array of local amenities. The property is offered in good condition throughout and is ideal for professionals, couples, or students seeking modern living in a vibrant community.

The accommodation features an inviting open plan kitchen/lounge, perfectly designed to maximise space and light while providing a comfortable setting for both relaxation and entertaining. The kitchen area is smartly integrated, offering ample storage and workspace.

The bedroom is well-proportioned, complementing the overall sense of space within the flat, while the bathroom is finished to a good standard. Benefitting from an EPC rating of D and a council tax band B, the property offers efficient living in an accessible area.

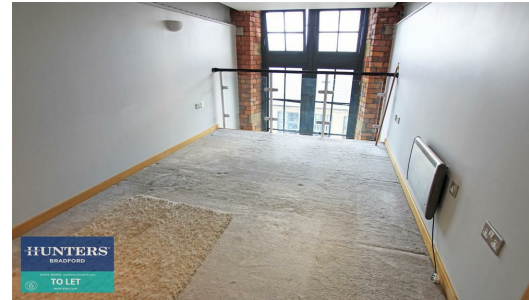
Residents will appreciate the practical inclusion of a lift within the building, as well as secure gated parking – a rare advantage in this locality. Both features enhance convenience and peace of mind for occupants.

The flat is perfectly positioned for swift access to public transport, making commuting or exploring the surrounding area effortless. Additionally, nearby amenities ensure daily requirements are easily met, further boosting the property's appeal.

This one-bedroom flat presents a fantastic opportunity to reside in a thriving neighbourhood, offering a balanced blend of comfort, convenience, and security, tailored to modern lifestyles.

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

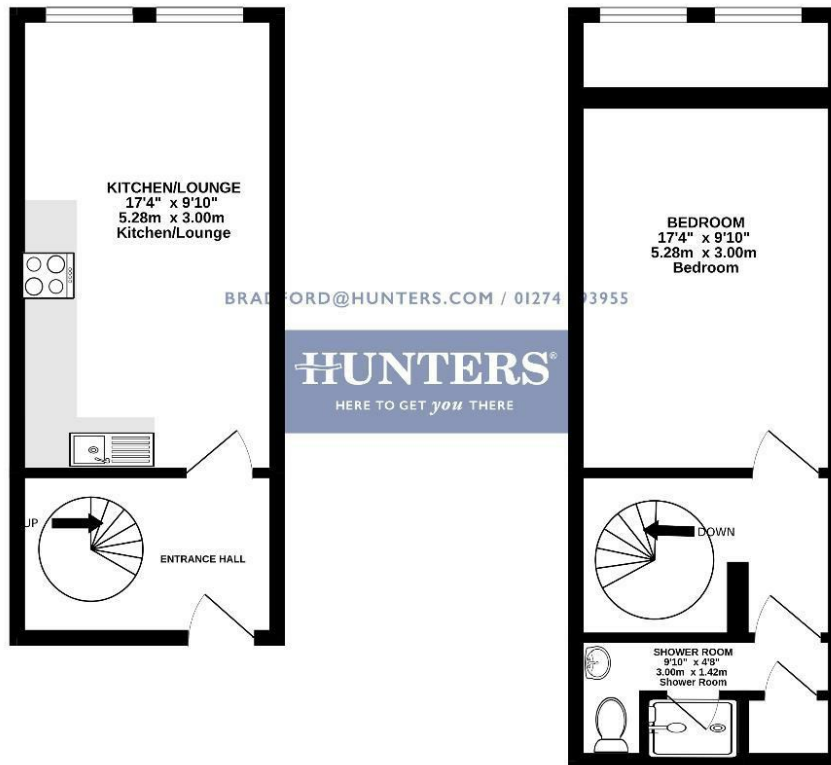
**** This property is available with flatfair's No Deposit solution, so you won't have to pay a traditional deposit. Instead, you would pay a small check-in fee equal to 28% of a month's rent (+VAT) – significantly less than a five week deposit. This fee is non-refundable and is not a deposit so cannot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





GROUND FLOOR
232 sq.ft. (21.5 sq.m.) approx.

1ST FLOOR
267 sq.ft. (24.8 sq.m.) approx.



BRADFORD@HUNTERS.COM / 01274 393955

HUNTERS
HERE TO GET *you* THERE

TOTAL FLOOR AREA: 499 sq.ft. (46.4 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, appliances and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewings

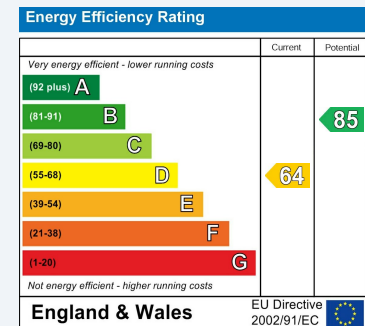
Please contact bradford.lettings@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



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

