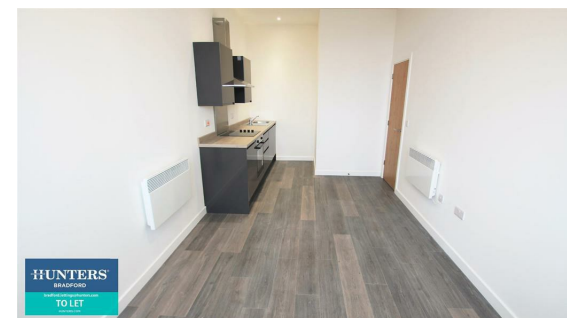
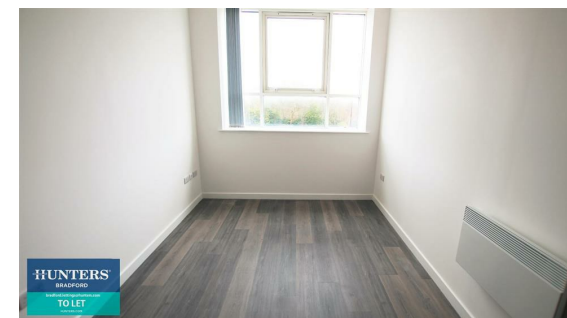




Card House, Bingley Road, Bradford, BD9

- **DEPOSIT FREE OPTION AVAILABLE**
- UNFURNISHED
- CODE/FOB ENTRY
- ON SITE CAR PARKING
- COUNCIL TAX BAND (A)
- MODERN 1 BEDROOM APARTMENT
- INTEGRATED APPLIANCES
- AVAILABLE NOW
- EPC RATING- D
- LOCAL AMENITIES, SCHOOL AND TRANSPORT LINKS WITHIN THE AREA

£725 Per Month - Deposit £836 - ** Deposit Free option Available **



Card House, Bingley Road, Bradford, BD9

DESCRIPTION

This one-bedroom flat is available ****to let**** in Bradford, offering a well-presented home in good condition with practical modern features. Located within Card House in the BD9 area, the flat benefits from lift access and on-site parking, adding convenience for residents.

The property comprises an open-plan living space with a modern kitchen area that includes integrated appliances, providing a functional layout for everyday living and dining. There is one bedroom and one bathroom, along with a dedicated reception area and a kitchen space counted within the open-plan arrangement.

The building is well placed for local amenities, with a range of shops, cafés and everyday services available in nearby neighbourhood centres such as Heaton and Frizinghall. Green spaces and nearby parks in the wider area provide opportunities for walking and outdoor recreation.

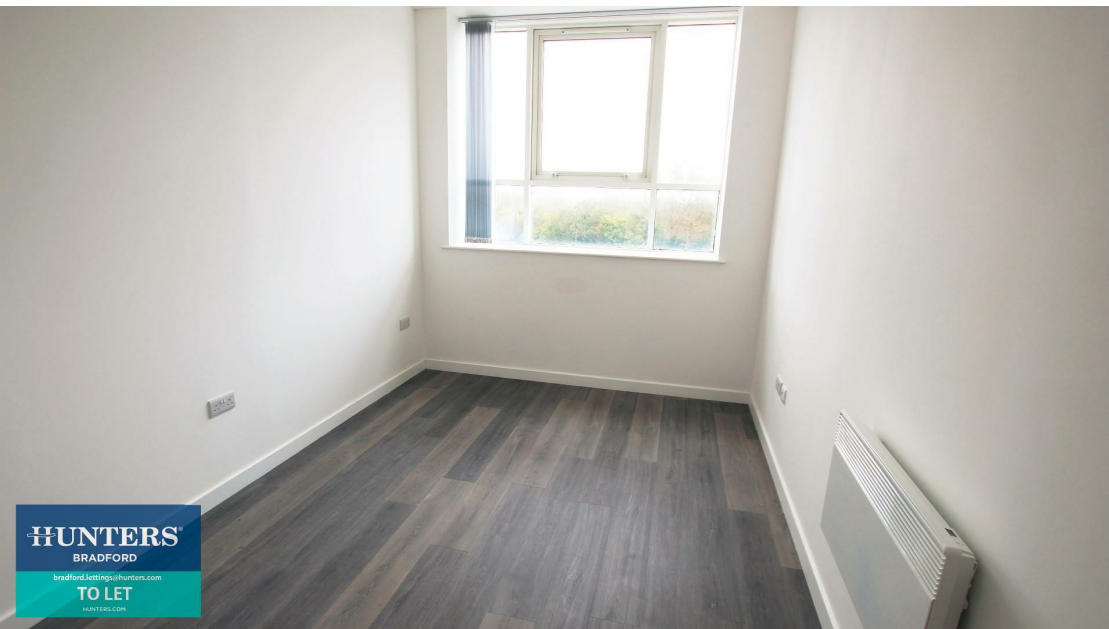
Public transport links are accessible, with Frizinghall station within easy reach by bus or car, offering regular services towards Bradford Forster Square and Leeds; journeys to Leeds typically take around 25–30 minutes from Bradford, making commuting or leisure trips straightforward.

The flat holds an EPC rating of D and falls within Council Tax Band A, which may be appealing for those seeking to manage ongoing running costs. Overall, this one-bedroom flat to let represents a practical option for those looking for a well-located property in Bradford with good access to local amenities, transport links, and on-site parking.

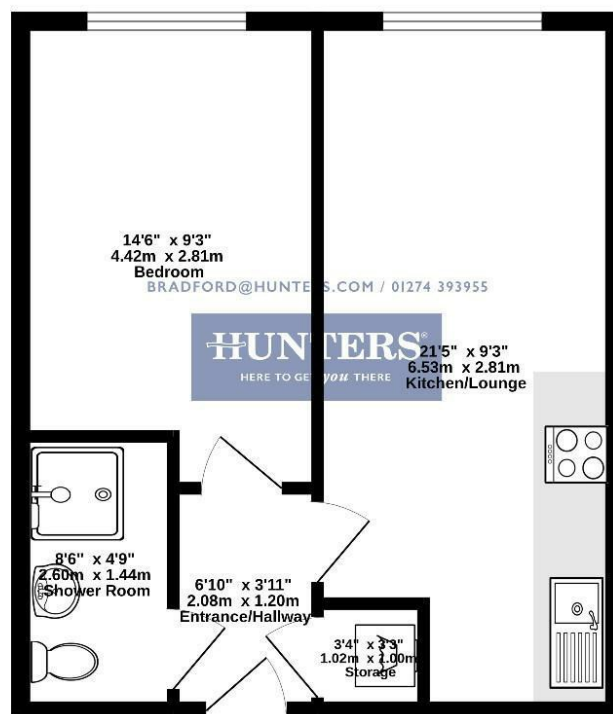
**** Flatfair's No Deposit solution ****

**** 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.****





THIRD FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA: 395 sq.ft. (36.7 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 devices, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

Viewings

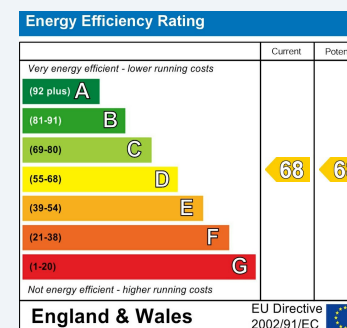
Please contact bradford.lettings@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.