







Byron Halls, Byron Street, Bradford, BD3

- **DEPOSIT FREE OPTIONS AVAILABLE**
- SECURED PARKING
- ELECTRIC HEATING
- FURNISHED
- COUNCIL TAX BAND- B
- ONE BEDROOM APARTMENT
- LIFT ACCESS
- AVAILABLE: NOW
- EPC RATING- D
- LOCAL AMENITIES, SCHOOL AND TRANSPORT LINKS WITHIN THE AREA

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HERE TO GET *you* THERE

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

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DESCRIPTION

To let: a furnished one-bedroom flat within the characterful Byron Halls development in Bradford, offered in good condition and set within a gated complex with secure allocated parking, lift access and an on-site caretaker.

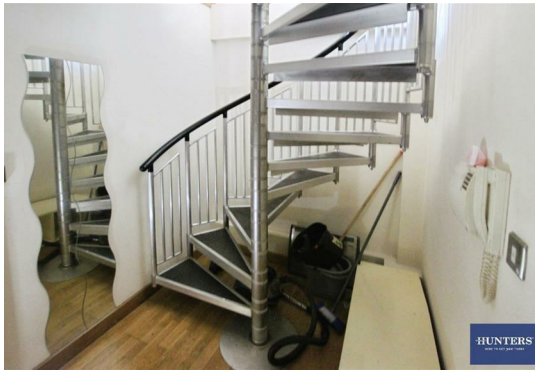
The flat provides a generous open-plan reception room and kitchen, with wood flooring, high ceilings and large windows giving good natural light. The kitchen area is fitted with contemporary units and integrated appliances, while the living space comfortably accommodates seating and dining zones. The double bedroom is set off the main living area and benefits from neutral décor and ample floor space. There is a modern bathroom with tiled walls and a white suite. The property has an EPC rating of D and falls within Council Tax Band B.

Byron Halls is well placed for access to Bradford city centre, with regular bus services from Leeds Road and Barkerend Road and Bradford Forster Square station around a 15–20 minute walk or a short bus ride away, giving rail connections to Leeds in about 25 minutes and onward services to Ilkley and Skipton. Nearby amenities include Bradford's Broadway shopping centre, the restaurants and cafés around Centenary Square, and Peel Park, which offers open green space, walking routes and sports facilities. Local supermarkets, gyms and everyday services are all within easy reach.

This flat offers a practical city base with secure parking and convenient access to central Bradford and surrounding areas.

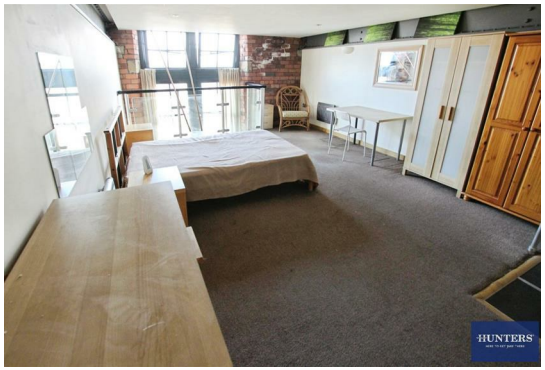
** Flatfair's No Deposit solution **

** 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.**



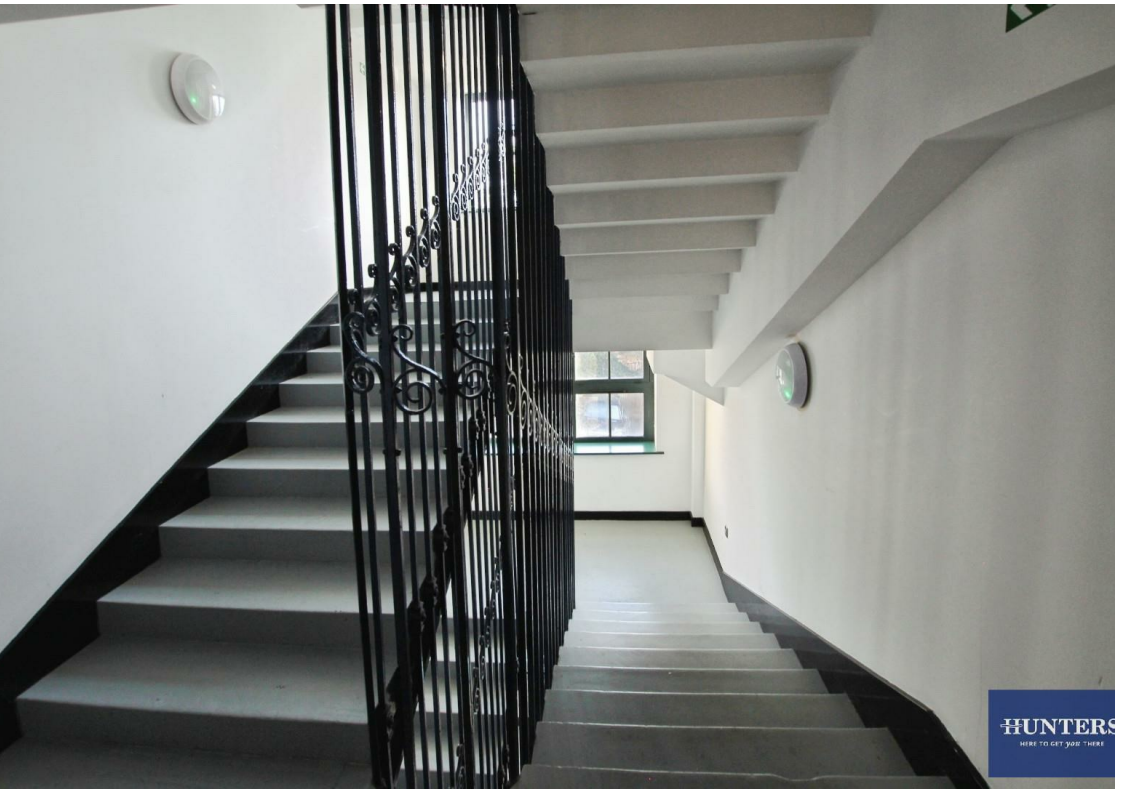






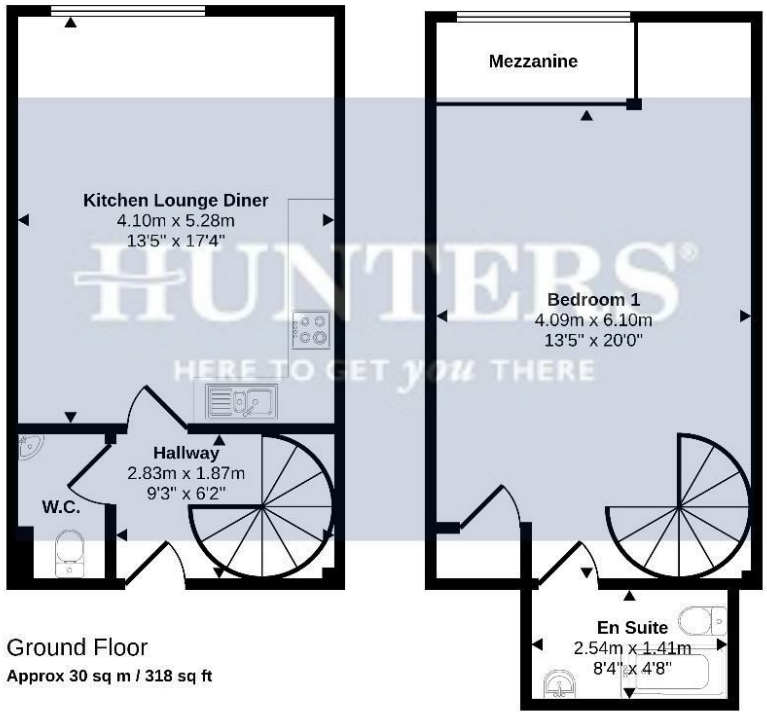








Approx Gross Internal Area
60 sq m / 646 sq ft



Ground Floor
Approx 30 sq m / 318 sq ft

First Floor
Approx 30 sq m / 328 sq ft

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

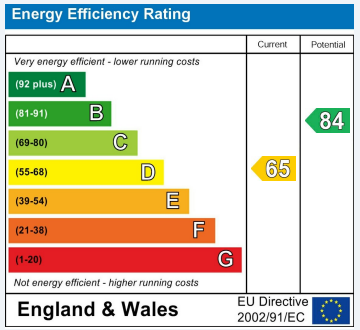
Please contact bradford.lettings@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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.

The Property Ombudsman

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