



Hick Street, Bradford, West Yorkshire, BD1 5AW

- **DEPOSIT FREE OPTIONS AVAILABLE**
- IDEAL FOR PROFESSIONALS, COUPLES OR FAMILIES
- FURNISHED
- ON STREET PARKING
- COUNCIL TAX BAND- B
- TWO BEDROOM APARTMENT
- ELECTRIC HEATING
- AVAILABLE: NOW
- EPC RATING- E
- LOCAL AMENITIES, SCHOOL AND TRANSPORT LINKS WITHIN THE AREA

HUNTERS®
HERE TO GET *you* THERE

£695 Per Calendar Month - Deposit £801 - ** Deposit Free option Available **

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DESCRIPTION

Hunters Bradford present this exquisite furnished flat, available 'To Let' in the heart of the city. This property showcases a fine balance between style and comfort, making it a perfect abode for couples, families, and professionals alike.

Upon entering the flat, you are greeted by a generous open plan kitchen/lounge with modern fittings and furnishings. The kitchen is designed for your convenience with all necessary appliances seamlessly integrated into the space. The lounge area is an excellent place to relax, offering a warm and inviting environment with ample space for guests.

The property boasts two well-proportioned bedrooms, offering ample space for rest and recreation. Each room is furnished tastefully, providing a cosy ambience. There is one bathroom available which is well-maintained and equipped with modern fixtures.

Additional amenities of this property include an inviting reception room, perfect for entertaining guests or unwinding after a long day. With an EPC rating of 'E', this property is energy efficient, ensuring comfortable living throughout the year.

The flat is situated in a city centre location, with excellent public transport links and local amenities at your doorstep. Whether you are looking for vibrant city life or a quiet community vibe, this location offers the best of both worlds. The council tax band for the property is 'B', a further testament to its affordability.

Deposit Alternative Option

**A Deposit Alternative means instead of paying a traditional five weeks security deposit (or six weeks where the annual rent exceeds £50,000), you pay a fee of one week's rent +VAT (minimum £120 + VAT) to become a member of a deposit free renting scheme which can significantly reduce the up-front costs. This fee is non-refundable and is not a Deposit. Any outstanding costs or damages will be payable by the Tenant(s) at the end of the tenancy.



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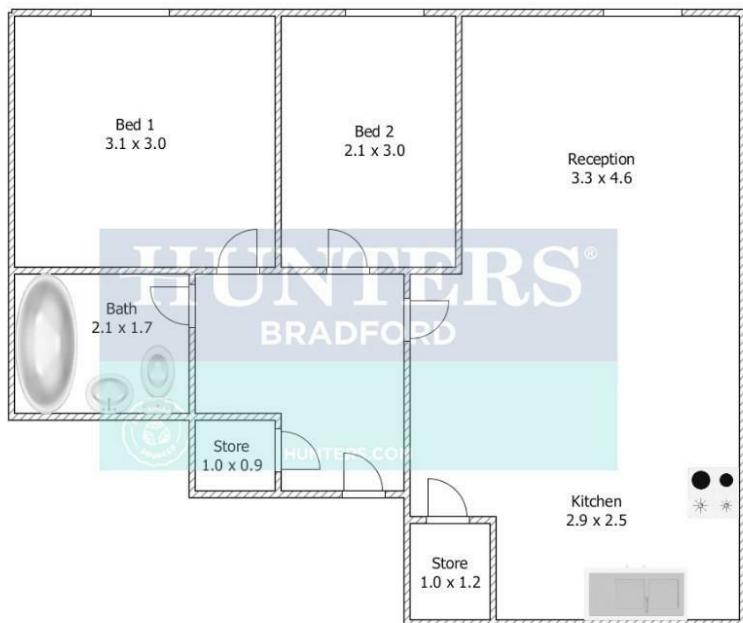
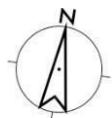
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THIRD FLOOR APARTMENT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and scaling of doors/windows/utilities/appliances/fittings are approximate and no responsibility will be taken for any error, omission, or misrepresentation. This plan is for illustrative purposes only and should be used as such by any prospective buyer.

(Dimensions in metres)

Viewings

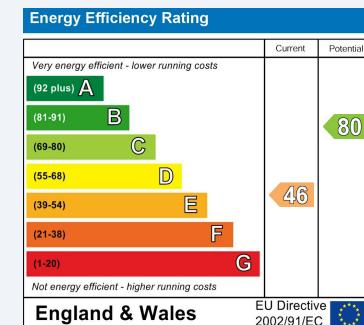
Please contact bradford.lettings@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.