



## Bolton Road, Bradford, West Yorkshire, BD1

- \*\*DEPOSIT FREE OPTIONS AVAILABLE\*\*
- IDEAL FOR PROFESSIONALS, COUPLES OR STUDENTS
- AVAILABLE: JUNE 2025
- EPC RATING- D
- LOCAL AMENITIES, SCHOOL AND TRANSPORT LINKS WITHIN THE AREA
- TWO BEDROOM APARTMENT
- OPEN PLAN KITCHEN/LOUNGE
- UNFURNISHED
- COUNCIL TAX BAND- A



**£625 Per Calendar Month - Deposit £721 - \*\* Deposit Free option Available \*\***



# Bolton Road, Bradford, West Yorkshire, BD1

## DESCRIPTION

This professionally presented, well-maintained flat is currently available and ready to let. The property is in good condition, providing a comfortable and homely environment.

The flat comprises two well-proportioned bedrooms, a single bathroom, and one reception room. The property also boasts of an open plan kitchen, ideal for those who love to cook and entertain. The kitchen is a unique feature, providing a modern and spacious area for meal preparation and dining.

The property features one reception room, perfect for relaxation or entertaining guests. The room's size and layout allow for flexibility in furniture arrangement and décor to suit your lifestyle and needs.

The EPC rating is D, reflecting the property's energy efficiency level. This rating is beneficial for those looking to minimize their carbon footprint and energy bills. Also, the council tax band for the property is A, offering an affordable rate for local services.

The flat is ideally suited for couples, professionals, and students, providing a perfect balance of quiet residential living with easy access to local amenities and public transport links. This prime location ensures all your daily needs are within easy reach and commuting to work or university is a breeze.

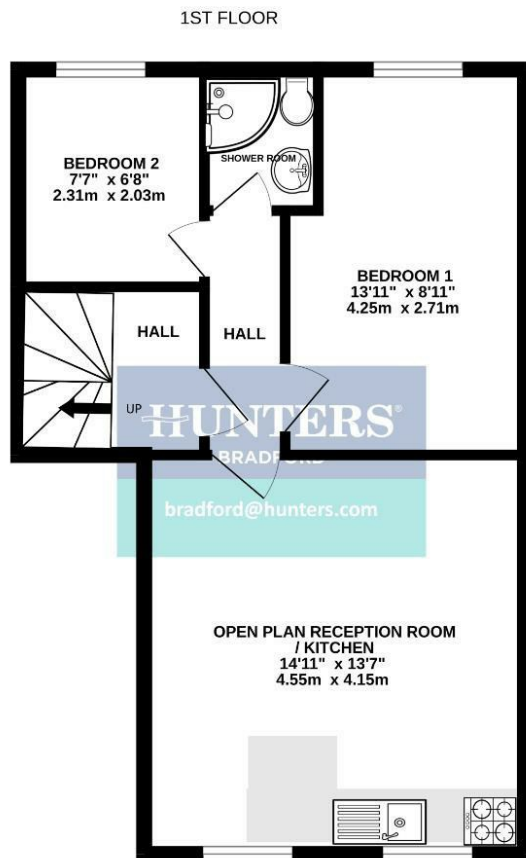
This property offers a unique opportunity to live in a well-kept, comfortable home in a sought-after location. It is a must-see for those seeking a property that combines convenience, comfort, and affordability.

**\*\*Deposit Free Option Available\*\***

**\*\*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.**







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 ©2025

### Viewings

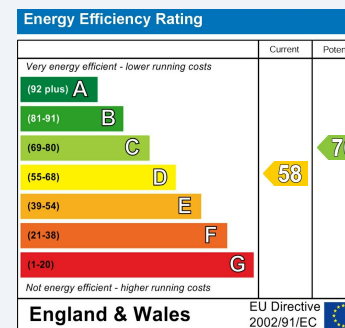
Please contact [bradford.lettings@hunters.com](mailto:bradford.lettings@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.