



## Westbury Street, Bradford, West Yorkshire, BD4

- \*\*DEPOSIT FREE OPTIONS AVAILABLE\*\*
- IDEAL FOR PROFESSIONALS, COUPLES OR FAMILIES
- AVAILABLE: NOW
- UNFURNISHED
- COUNCIL TAX BAND- B
- THREE BEDROOM SEMI DETACHED HOUSE
- DOUBLE GLAZING AND CENTRAL HEATING
- PRIVATE PARKING
- EPC RATING- D
- LOCAL AMENITIES, SCHOOL AND TRANSPORT LINKS WITHIN THE AREA

**£1,050 Per Month - Deposit £1,211 - \*\* Deposit Free option Available \*\***





# Westbury Street, Bradford, West Yorkshire, BD4

## DESCRIPTION

This well-presented semi-detached home is now on the market 'To Let'. The property is in good condition, ready to make a pleasant, comfortable home for the new tenants. With three generous bedrooms, it's ideal for a growing family or working professionals alike.

The property comes with a single reception room, offering ample space to relax and entertain. The house also includes a well-appointed kitchen where all your culinary needs can be met. Completing the accoutrements of this fine home is a functional bathroom.

One distinguishing feature is the larger than average rear garden, affording you excellent outdoor space for your recreational needs or to bask in fine weather. Further complementing the home's practical attributes is a driveway offering off-street parking.

Located in a desirable area, this property is well-served by public transport links making it convenient for work or leisure travel. Essential local amenities are within easy reach, adding an aspect of convenience to everyday living. The proximity to nearby schools makes it a practical choice for families with school-going children.

The home falls under Council Tax Band B and holds an EPC rating of D.

Residing in this earnest abode, you will not only enjoy a comfortable home life but also reap the benefits of a thought after location and convenience of nearby facilities. Don't miss out on the opportunity to let this delightful property and be a part of a peaceful and friendly neighbourhood.

**\*\* 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.\*\***









**SUN ROOM**  
12'4" x 8'0"  
3.75m x 2.43m

**KITCHEN/DINER**  
15'9" x 8'9"  
4.80m x 2.66m

**LOUNGE**  
12'10" x 12'6"  
3.91m x 3.80m

**CUPBOARD**

**UP**

**PORCH**  
4'0" x 4"  
1.22m x 1.27m

**BATHROOM**  
5'11" x 5'6"  
1.80m x 1.67m

**BEDROOM 2**  
9'5" x 8'8"  
2.88m x 2.65m

**BEDROOM 1**  
12'10" x 9'5"  
3.91m x 2.87m

**BEDROOM 3**  
8'10" x 6'0"  
2.70m x 1.84m

DOWN

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.

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For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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.

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p>		<p><b>58</b></p>	<p><b>7</b></p>
<p><i>Not energy efficient - higher running costs</i></p>		<p>EU Directive 2002/91/EC</p>	

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.