



## Ruby House, Dyson Street, Bradford, BD1 2RF

- TWO BEDROOM CITY CENTRE APARTMENT
- EPC RATING GARDE C
- FOB ENTRY / KEY SYSTEM
- CLOSE TO TRANSPORT LINKS
- FURNISHED
- COUNCIL TAX BAND A
- \*\* DEPOSIT FREE OPTION AVAILABLE \*\*
- BRADFORD INTERCHANGE AND FORSTER SQUARE WITHIN WALKING DISTANCE

**£650 Per Calendar Month - Deposit £750 - \*\* Deposit Free option Available \*\***

# £650 Per Calendar Month - Deposit £750 - \*\* Deposit Free option Available \*\*

## DESCRIPTION

HUNTERS BRADFORD PRESENTS - RUBY HOUSE - DYSON STREET - BD1

\*\* DEPOSIT FREE OPTION AVAILABLE \*\* - FURNISHED - FOB ENTRY / KEY SYSTEM - CLOSE TO TRANSPORT LINKS - BRADFORD INTERCHANGE AND FORSTER SQUARE WITHIN WALKING DISTANCE - EPC RATING GRADE C - COUNCIL TAX BAND A

Enter the hallway, there are doors to access the open plan lounge / kitchen, both bedrooms and the bathroom. The open plan lounge / kitchen has both wall and base units, sink, hob, and oven with space for seating or dining table, whichever is your preference.

Bedroom 1 is a double room with two windows, bedroom 2 is a single bedroom, the bathroom is a three-piece bathroom with bath (shower over), basin and WC.

Within the Area; Bradford Interchange, Forster Square Retail Park, Gym, Cinema, Bowling, Restaurants and Transport Links.

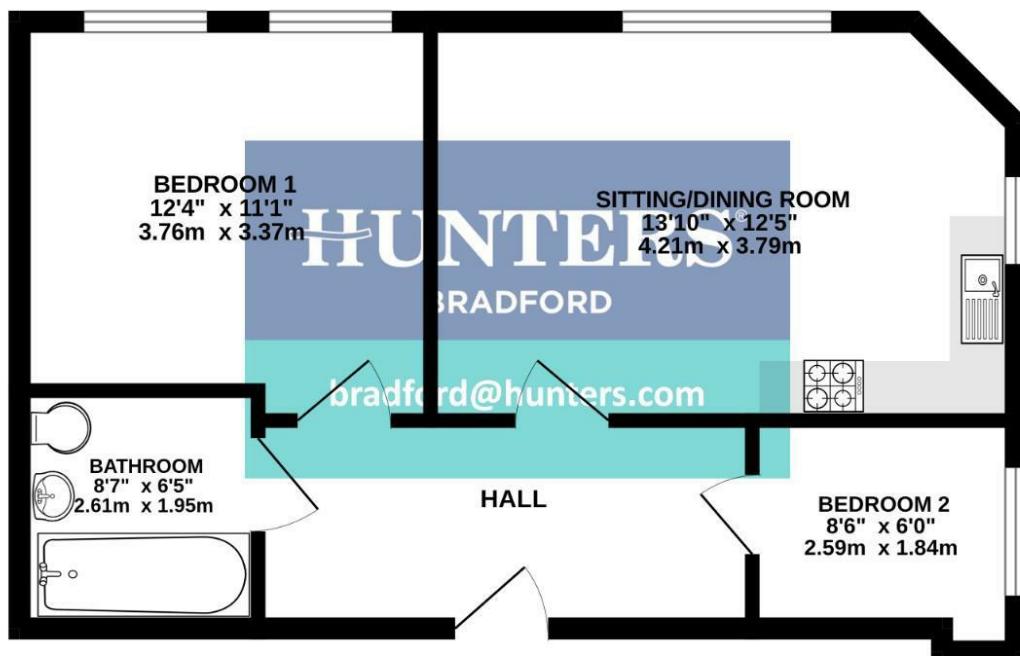
## Deposit Alternative Option

\*\*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.





## FIRST FLOOR



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 v2024.

### 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

**HUNTERS®**  
HERE TO GET *you* THERE