

## 175, Sunbridge Road, Bradford, BD1 2HB

- **\*\*DEPOSIT FREE OPTION AVAILABLE\*\***
- IDEAL FOR PROFESSIONALS, COUPLES AND STUDENTS
- INTEGRATED APPLIANCES
- COUNCIL TAX BAND: A
- WESTFIELD BROADWAY SHOPPING CENTRE WITHIN THE AREA
- 2 BEDROOM CITY CENTRE APARTMENT
- PART FURNISHED
- EPC RATING- D
- AVAILABLE: NOW
- LOCAL AMENITIES, SCHOOL AND TRANSPORT LINKS WITHIN THE AREA

**£595 Per Calendar Month**





# 175, Sunbridge Road, Bradford, BD1 2HB

## DESCRIPTION

**\*\*DEPOSIT FREE OPTIONS AVAILABLE\*\***

HUNTERS BRADFORD PRESENTS THIS 2 BEDROOM CITY CENTRE APARTMENT (BD1).

IDEAL FOR PROFESSIONALS COUPLES OR STUDENTS.

LOCATED NEARBY THE WESTFIELD BROADWAY CENTRE.

Briefly comprising of Open Plan Lounge and Kitchen, Bedroom 1 + 2, Main Bathroom

Newly Decorated

Bradford Interchange and Forster Square Retail Park are nearby, making transport links and shopping more convenient. The property is close to the Gym, Cinema, Bowling and Restaurants.

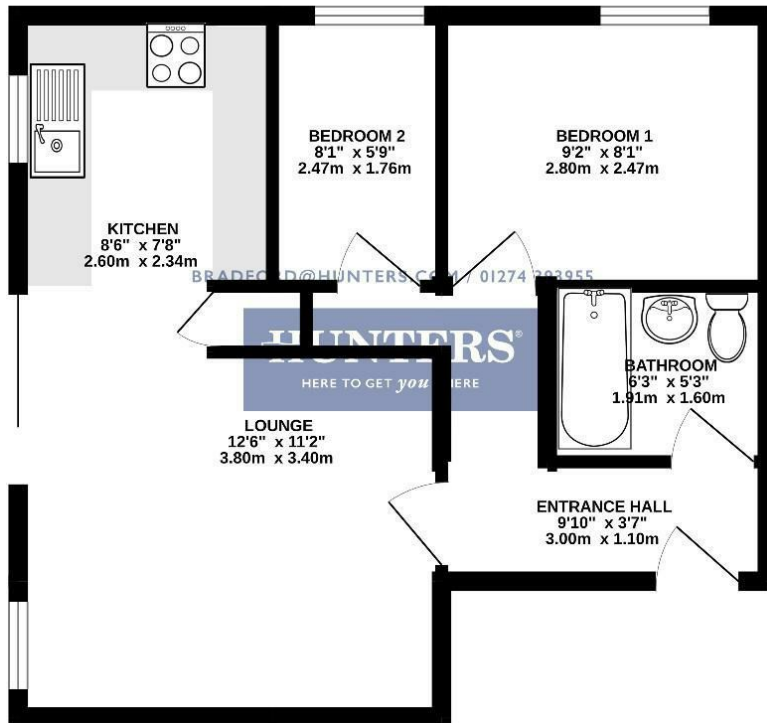
Council Tax Band: (A)

**\*\*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.**



GROUND FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA: 422 sq.ft. (39.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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## Viewing

Please contact our Hunters Bradford Lettings Office on 01274 393955 if you wish to arrange a viewing appointment for this property or require further information.

45-47 Godwin Street, Bradford, BD1 2SH


Tel: 01274 393955 Email:

bradford.lettings@hunters.com <https://www.hunters.com>



## 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		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>		<b>83</b>	(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>	<b>55</b>		(55-68) <b>D</b>
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales		EU Directive 2002/91/EC	England & Wales
			

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

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