



Tong Street, Bradford, West Yorkshire, BD4

- **DEPOSIT FREE OPTIONS AVAILABLE**
- IDEAL FOR PROFESSIONALS OR COUPLES
- NEWLY REFURBISHED
- AVAILABLE: NOW
- COUNCIL TAX BAND - APPLIED FOR
- TWO BEDROOM FIRST FLOOR FLAT
- DOUBLE GLAZING AND ELECTRIC HEATING
- UNFURNISHED
- EPC RATING- C
- LOCAL AMENITIES, SCHOOL AND TRANSPORT LINKS WITHIN THE AREA

£800 Per Month - Deposit £923 - ** Deposit Free option Available **



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DESCRIPTION

Hunters Bradford are pleased to present to the market an immaculate flat, available to let in a prime location. This property boasts an open-plan kitchen, offering a modern and spacious area for cooking and dining. The kitchen is one of two rooms in this flat that are sure to impress, with the reception room offering a comfortable and inviting space for relaxation or entertaining.

The flat comprises two well-proportioned bedrooms, both designed with a stylish, contemporary finish that complements the overall pristine condition of the property. To enhance your comfort, there is also a well-maintained bathroom, presenting a sleek and clean design.

The property has an EPC rating of 'C', indicating a reasonable level of energy efficiency. Furthermore, the flat is ideally situated with excellent public transport links, making it a convenient location for commuting. Local amenities are also within easy reach, adding further appeal to this desirable location.

This property is ideal for professionals and couples seeking a high-end living experience in a well-connected area. The flat's sleek design and prime location make it a fantastic choice for those looking to enjoy the comfort and convenience of modern city living.

Take this opportunity to experience a superior standard of living in this immaculate flat, where every detail has been taken care of to provide a seamless living experience. Contact us today to arrange a viewing, and take the first step towards securing your new home.

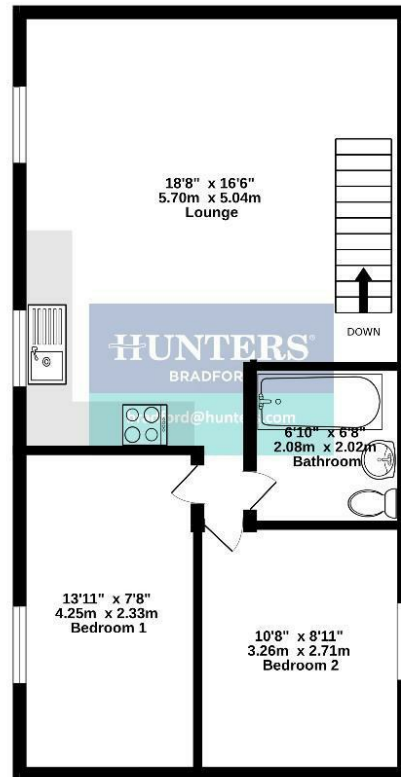
**** Deposit Free Option Available ****

****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.**





1ST FLOOR
527 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA: 527 sq.ft. (48.9 sq.m.) approx.
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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Viewings

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

Valuations

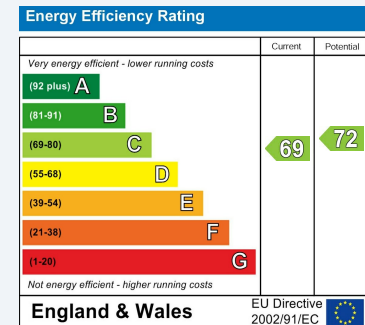
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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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.

