



## Olicana House, Chapel Street, Bradford, BD1

- **\*\*DEPOSIT FREE OPTIONS AVAILABLE\*\***
- AVAILABLE: NOW
- ON STREET PARKING
- ELECTRIC HEATING
- COUNCIL TAX BAND- A
- STUDIO FLAT TO LET
- FURNISHED
- ON SITE SECURITY-CCTV
- EPC RATING- C
- LOCAL AMENITIES, SCHOOL AND TRANSPORT LINKS WITHIN THE AREA

**£450 Per Month - Deposit £519 - \*\* Deposit Free option Available \*\***



# Olicana House, Chapel Street, Bradford, BD1

## DESCRIPTION

This furnished studio is available **\*\*to let\*\*** in Bradford city centre, offering a practical **\*\*open-plan studio\*\***. The arrangement provides a combined living, dining and sleeping space, with defined zones for day-to-day use.

Located in central Bradford, the property benefits from excellent proximity to local amenities, including supermarkets, cafés, restaurants and leisure facilities. The Broadway shopping centre and the wider city centre retail and dining offer a broad range of everyday and evening options, all within easy reach.

Public transport links are a key advantage. **\*\*Bradford Interchange\*\*** and **\*\*Bradford Forster Square\*\*** railway stations are both accessible from the property, providing routes to Leeds in around 20 minutes, as well as connections to Manchester, Halifax and other West Yorkshire destinations. Regular bus services operate across the district, supporting straightforward commuting without reliance on a car.

For outdoor space, nearby parks and green areas such as Peel Park and City Park offer opportunities for walking and relaxation. Cultural venues including the Alhambra Theatre and the National Science and Media Museum add further interest within the local area.

The flat has an **\*\*EPC rating of C\*\*** and falls within **\*\*Council Tax Band A\*\***, which may help to keep running costs relatively manageable. This property will appeal to those seeking a centrally located, self-contained studio flat to let in Bradford with immediate access to city facilities and transport.

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

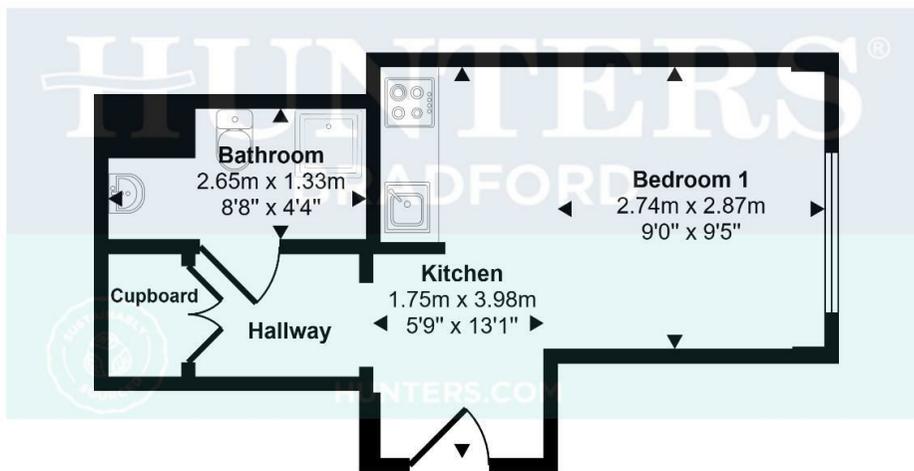




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Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

### Viewings

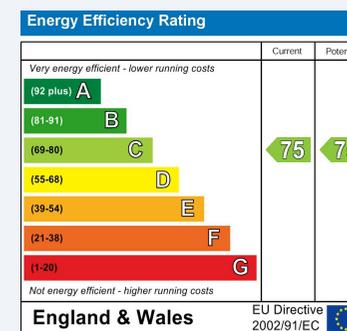
Please contact [bradford.lettings@hunters.com](mailto:bradford.lettings@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.

