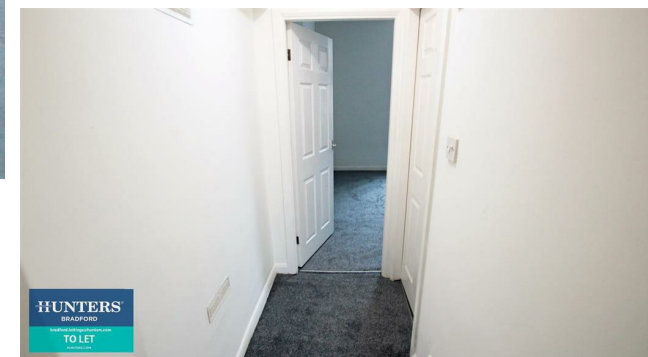




## 248 Bowling Back Lane, Bradford

- \*\*DEPOSIT FREE OPTIONS AVAILABLE\*\*
- IDEAL FOR PROFESSIONALS COUPLES AND STUDENTS
- EPC RATING- D
- ELECTRIC HEATING
- ELECTRIC ON PRE PAY (TOKENS AVAILABLE FROM AGENT)
- 1 BEDROOM SELF CONTAINED FLAT
- COUNCIL TAX AND WATER INCLUDED
- UN-FURNISHED
- AVAILABLE: NOW
- LOCAL AMENITIES, SCHOOL AND TRANSPORT LINKS WITHIN THE AREA

**£400 Per Calendar Month**



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

# 248 Bowling Back Lane, Bradford

## DESCRIPTION

**\*\*DEPOSIT FREE OPTION AVAILABLE\*\***

HUNTERS BRADFORD OFFER THIS 1 BEDROOM FLAT. INCLUSIVE OF COUNCIL TAX AND WATER

IDEAL FOR PROFESSIONALS OR STUDENTS

Briefly comprising of Open-Plan Lounge/Kitchen, 1 Bedroom and W/C Shower Room.

The Property benefits from Electric Heating and Double Glazing.

Newly Decorated and Carpeted Throughout.

The Electric is on a Pre-Pay Meter and Tokens can be purchased from the Agent.

To the Rear there is a Communal Garden.

Within the Area there are; Local Schools, Amenities and Transport Links.

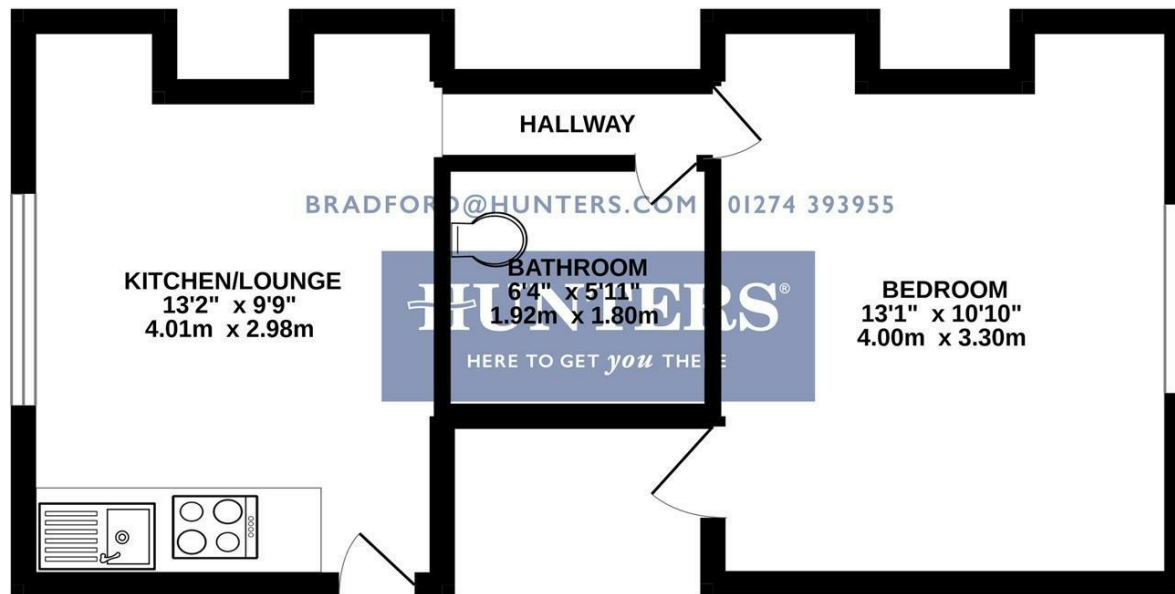
**\*\*Deposit Free Option Available\*\***

**\*\*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.**





# GROUND FLOOR 310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA : 310 sq.ft. (28.8 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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## Viewing

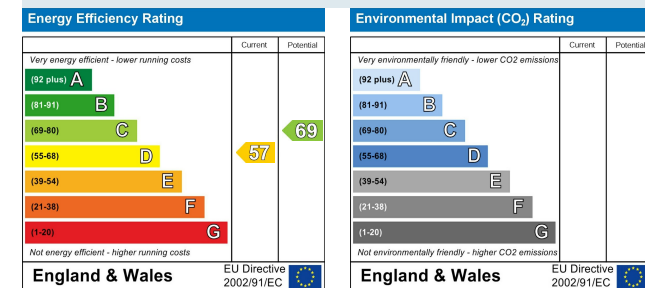
Please contact our Hunters Bradford Lettings Office on 01274 393955 if you wish to arrange a viewing appointment for this property or require further information.

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.



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

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HERE TO GET *you* THERE