



## Claremont Villas, Claremont Terrace Little Horton, Bradford, West Yorkshire, BD5

- \*\*\* DEPOSIT FREE & FIXED DEPOSIT OPTIONS AVAILABLE \*\*\*
- INCLUSIVE OF UTILITY BILLS COUNCIL TAX AND WIFI
- CENTRAL HEATING & DOUBLE GLAZING
- 2 x SHARED BATH/SHOWER ROOMS
- EPC RATING GRADE E
- HMO ROOM TO LET
- SHARED KITCHEN & COMMON ROOM KITCHEN DINING ROOM
- SHARED LAUNDRY ROOM
- COUNCIL TAX BAND A
- LOCAL AMENITIES, SCHOOL AND TRANSPORT LINKS WITHIN THE AREA

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





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## DESCRIPTION

Hunters Bradford are pleased to present this furnished HMO room only property, available to let in a location with excellent public transport links and local amenities. This property offers a convenient and comfortable living space, ideally suited to single professionals and students.

The property boasts a shared kitchen, allowing for communal meal preparation and socialising. Despite being a room only listing, tenants will also have access to two shared bathrooms, which is a feature not often found in similar properties.

In addition to the standard features, this property comes with a number of unique features designed to make your stay as comfortable as possible. Bills are included in the rent, ensuring that budgeting is straightforward and there are no unexpected costs. Moreover, council tax is also included in the rental price, making this a cost-effective choice for those looking to streamline their finances.

Furthermore, the property includes a laundry room, saving you time and effort on laundry days. WIFI is also included in the property, ensuring you remain connected for either work or leisure.

With an EPC rating of E, this property is reasonably energy efficient, keeping utility costs in check.

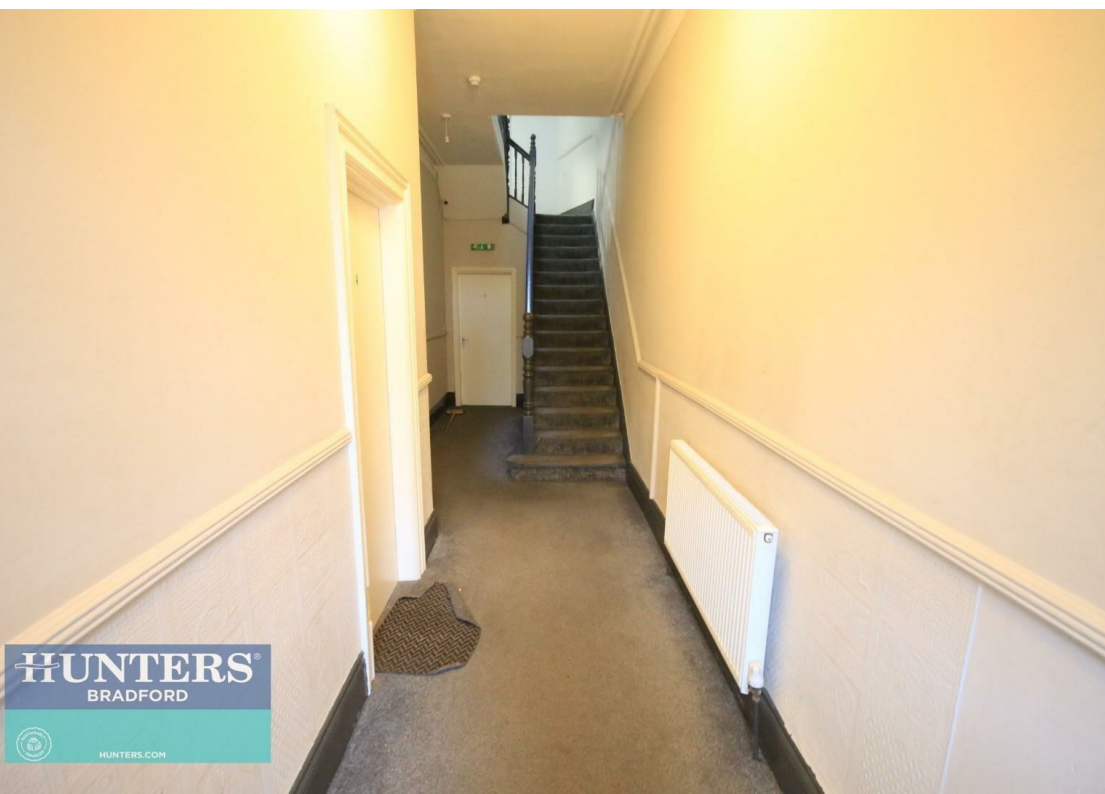
Overall, this room-only property offers an excellent balance of affordability, convenience, and comfort, making it an ideal choice for single professionals or students.

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







FIRST FLOOR  
111 sq.ft. (10.3 sq.m.) approx.



TOTAL FLOOR AREA : 111 sq.ft. (10.3 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](mailto:bradford.lettings@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

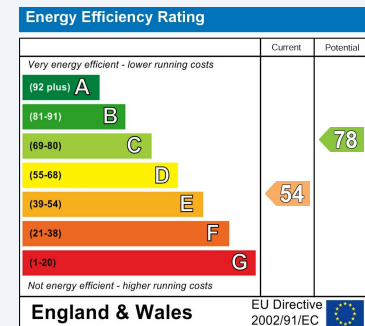
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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Tel: 01274 393955 Email: [bradford.lettings@hunters.com](mailto: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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

