



Sandhill Close, Bradford, West Yorkshire, BD8

- **DEPOSIT FREE OPTIONS AVAILABLE**
- IDEAL FOR PROFESSIONALS, COUPLES OR FAMILIES
- AVAILABLE: NOW
- UNFURNISHED
- COUNCIL TAX BAND- B
- TWO BEDROOM APARTMENT
- DOUBLE GLAZING AND CENTRAL HEATING
- ALLOCATED PARKING SPACE
- EPC RATING- B
- LOCAL AMENITIES, SCHOOL AND TRANSPORT LINKS WITHIN THE AREA

£725 Per Month - Deposit £836 - ** Deposit Free option Available **



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DESCRIPTION

This two-bedroom flat is available to let in the sought-after area of Sandhill Close, Bradford, BD8. Finished to a good standard throughout, the property is well-suited for professionals, couples, and families. The flat features a spacious open-plan kitchen and a comfortable reception room, creating a versatile space for everyday living and entertaining. There are two bathrooms, including an en-suite to the principal bedroom, offering convenience and privacy for residents. The property benefits from an EPC rating of B and falls within Council Tax Band B.

Sandhill Close is ideally positioned to take advantage of a range of local amenities, including shops, cafés, supermarkets, and restaurants, all within easy reach. Families will find a selection of nearby schools, providing options for various age groups.

Public transport links are accessible, with Bradford Interchange station approximately 1.5 miles away. This mainline station offers services to Leeds (around 20 minutes), Manchester, and other regional destinations, making commuting straightforward. Bus routes in the area also provide convenient access across Bradford and beyond.

For leisure and outdoor interests, residents can visit Lister Park, known for its scenic gardens, boating lake, and playground, located nearby. The vibrant Bradford city centre is also easily accessible, offering a broad selection of shopping, dining, and entertainment options.

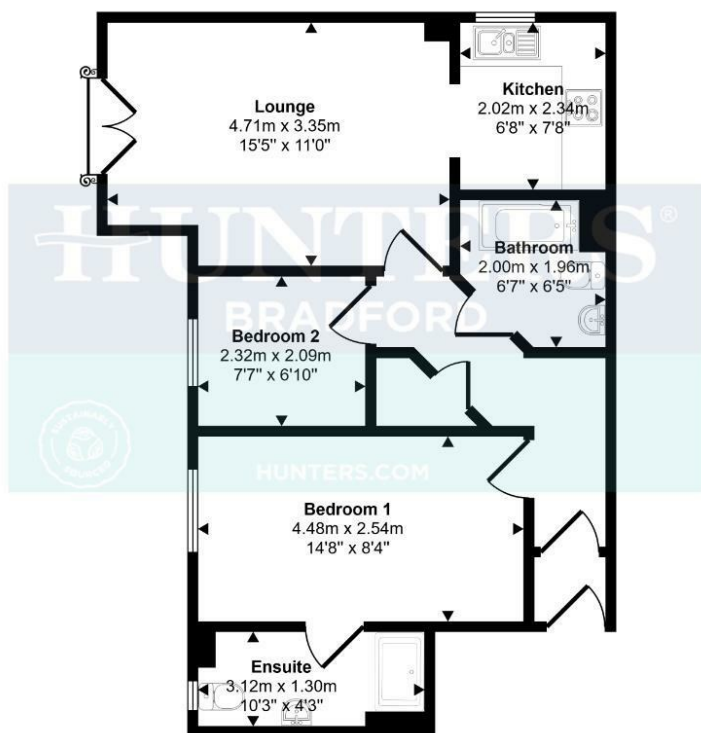
This flat presents a practical rental opportunity in a well-connected Bradford location, suitable for a range of lifestyles.

**** 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.****







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

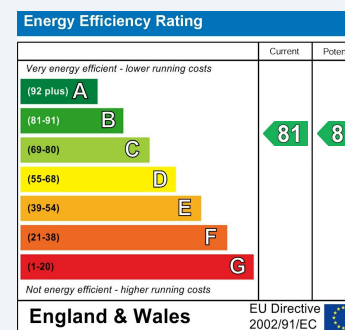
Please contact bradford.lettings@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.