

325, New Hey Road, Bradford, BD4 7LD

- ** DEPOSIT FREE OPTION AVAILABLE **
- EN-SUITE ROOM HOUSE SHARE
- NEWLY REFURBISHED
- SHARED KITCHEN AREA
- EPC RATING: C
- INCLUSIVE OF BILLS, COUNCIL TAX AND WIFI
- IDEAL FOR SINGLE PROFESSIONALS OR STUDENTS ONLY
- DOUBLE GLAZING AND CENTRAL HEATING
- FULLY FURNISHED
- LOCAL AMENITIES, M606, TRANSPORT LINKS WITHIN THE AREA

£500 Per Month - Deposit £576 - ** DEPOSIT FREE OPTION AVAILABLE **

HUNTERS®
HERE TO GET *you* THERE

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£500 Per Month - Deposit £576 - **DEPOSIT FREE OPTION AVAILABLE**

HUNTERS BRADFORD PRESENTS - NEW HEY ROAD - BD4 7LD

HOUSE SHARE EN-SUITE ROOM ONLY - BILLS WIFI AND COUNCIL TAX INCLUDED - IDEAL FOR STUDENTS OR SINGLE PROFESSIONALS ONLY - EPC RATING GRADE C - ** DEPOSIT FREE OPTION AVAILABLE ** - SHARED KITCHEN AREA

RENT £500 PCM
DEPOSIT - £576 - ** DEPOSIT FREE OPTION AVAILABLE **

AVAILABLE FROM THE 16th OCTOBER 2023

Briefly comprising of - Ground Floor - Entrance, Shared Kitchen/Diner, Room with En-Suite Shower

To List a Few Features:

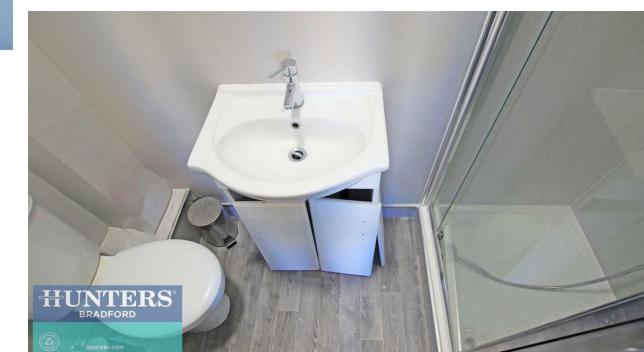
Washing Machine
Fridge Freezer
Electric/Gas Bills Included
Water Bill Included
Council Tax Included
WIFI Included

Transport Links, M606 and Shops are within the Area.

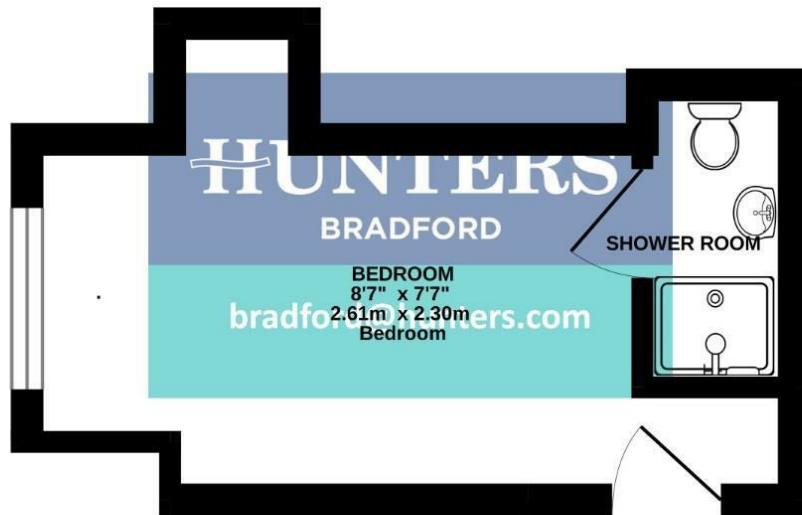
Internal Viewing Recommended to Appreciate Features

**** Deposit Alternative Option ****

**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



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 state of 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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		73	80
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC
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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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