

## 178 Sunbridge Road, Bradford, BD1 2HF

- **\*\*DEPOSIT FREE OPTION AVAILABLE\*\***
- IDEAL FOR PROFESSIONAL COUPLES INDIVIDUALS OR STUDENTS
- FOB ENTRY AND 24 HOUR CCTV
- LIFT ACCESS
- FOSTER SQUARE AND TRANSPORT LINKS WITHIN THE AREA

- FURNISHED STUDIO APARTMENT
- INCLUSIVE OF BILLS
- AVAILABLE: NOW
- EPC RATING C - COUNCIL TAX BAND A
- WESTFIELD BROADWAY SHOPPING CENTRE WITHIN THE AREA



**£500 Per Calendar Month - Deposit £576 - \*\* Deposit Free option**

# 178 Sunbridge Road, Bradford, BD1 2HF

## DESCRIPTION

HUNTERS BRADFORD PRESENTS THIS FURNISHED STUDIO APARTMENT INCLUSIVE OF WIFI, ELECTRIC, WATER AND HEATING.

**\*\*DEPOSIT FREE OPTIONS AVAILABLE\*\***

IDEAL FOR PROFESSIONALS COUPLES OR STUDENTS

Briefly comprising of Open-Plan Lounge, Kitchen and Bedroom with En-Suite.

The Wifi/Internet, Water and Electric are included (Council Tax not included).

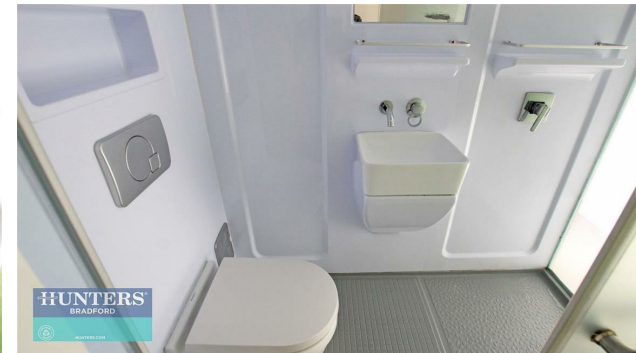
The Entry System is Fob Operated and there is 24 hour Security.

COUNCIL TAX BAND A

Within the Area; Bradford Interchange, Forster Square Retail Park, Gym, Cinema, Bowling, Restaurants and Transport Links.

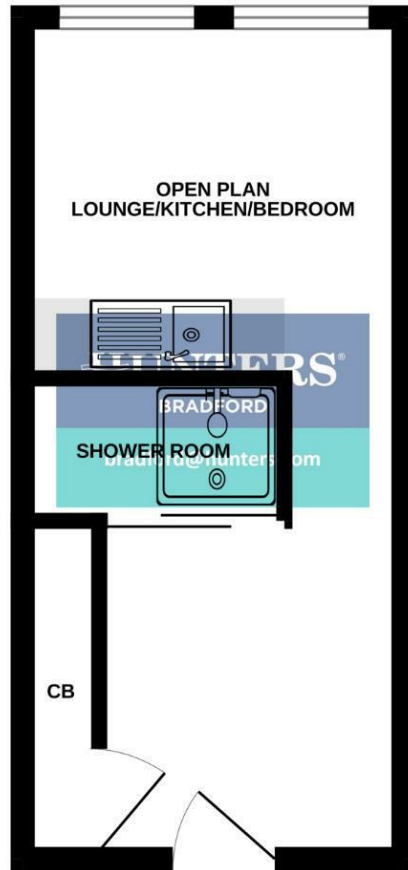
**\*\*Deposit Free Options Available\*\***

**\*\*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.**





Council Tax: A



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.  
Made with Metropix ©2024

## 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.

2 Wakefield Road, Bradford, BD4 7AT


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 <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>				(92 plus) <b>A</b>	
(81-91) <b>B</b>				(81-91) <b>B</b>	
(69-80) <b>C</b>				(69-80) <b>C</b>	
(55-68) <b>D</b>				(55-68) <b>D</b>	
(39-54) <b>E</b>				(39-54) <b>E</b>	
(21-38) <b>F</b>				(21-38) <b>F</b>	
(1-20) <b>G</b>				(1-20) <b>G</b>	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	
					

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

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE