



## James Street, Bradford, BD1 3PZ

- TWO / THREE-BEDROOM FIRST FLOOR DUPLEX APARTMENT
- ACCOMMODATION OVER TWO FLOORS
- THREE-PIECE SHOWER ROOM
- CLOSE TO LOCAL SHOPS / TRANSPORT LINKS
- EPC RATING GRADE D

- \*\*\* FIXED DEPOSIT £980 \*\*\*
- MODERN KITCHEN
- LOCATED IN BRADFORD TOWN CENTRE
- COUNCIL TAX BAND A

**£750 Per Month - Fixed Deposit £865**





# James Street, , Bradford, BD1 3PZ - £750 Per Month - Fixed Deposit £865

## DESCRIPTION

HUNTERS BRADFORD PRESENTS - JAMES STREET - BD1

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### FIRST FLOOR

From the main floor, there are doors to the kitchen / diner, reception room / bedroom 1, bedroom 2, shower room and stairs to the second floor.

The kitchen diner is modern with wall and base units, gas hob, oven, tiled splashbacks, washing machine (not included) and space for a dining table. Reception room / bedroom, if you wanted to use the spacious kitchen diner as a main lounge, this gives you the option of having the reception room into a bedroom, giving three bedrooms to this property, bedroom 1 would be a double room.

Bedroom 2 is a single room, the shower room is a three piece with shower cubicle, basin and WC.

### SECOND FLOOR

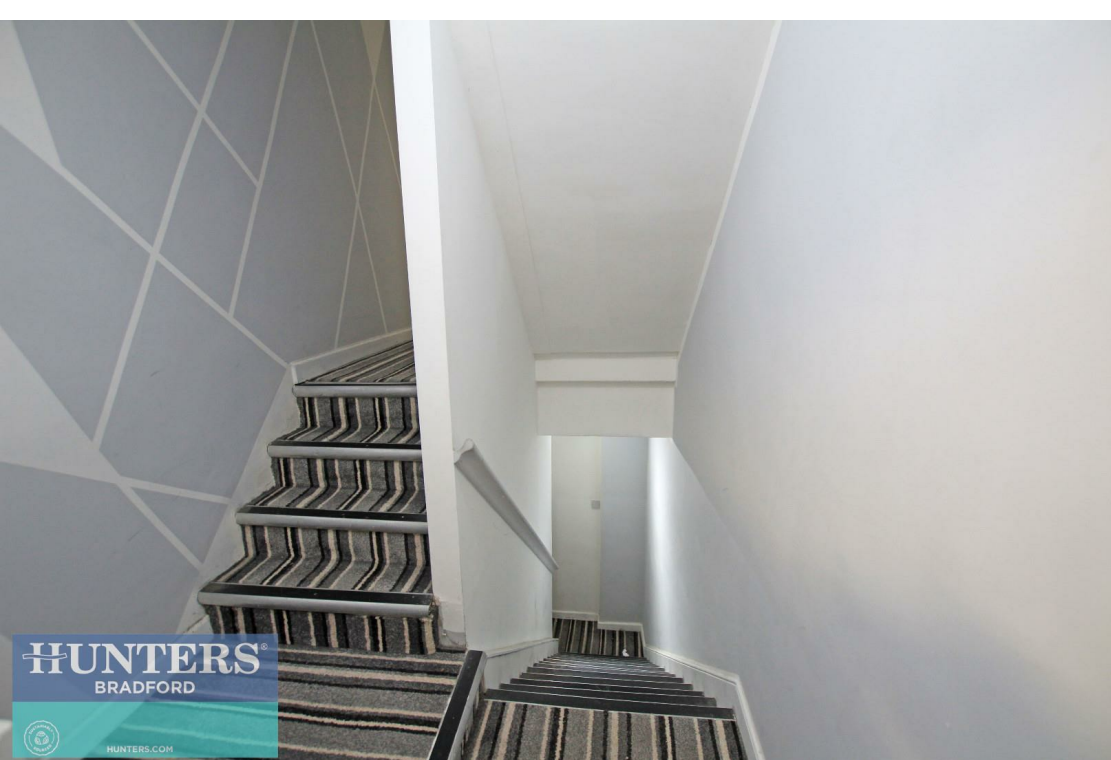
To the second floor is a double bedroom with skylight windows and storage areas.

### LOCATION

Located in Bradford Town centre, the property is located to local shopping centres and transport links in the form of both bus and railway stations.



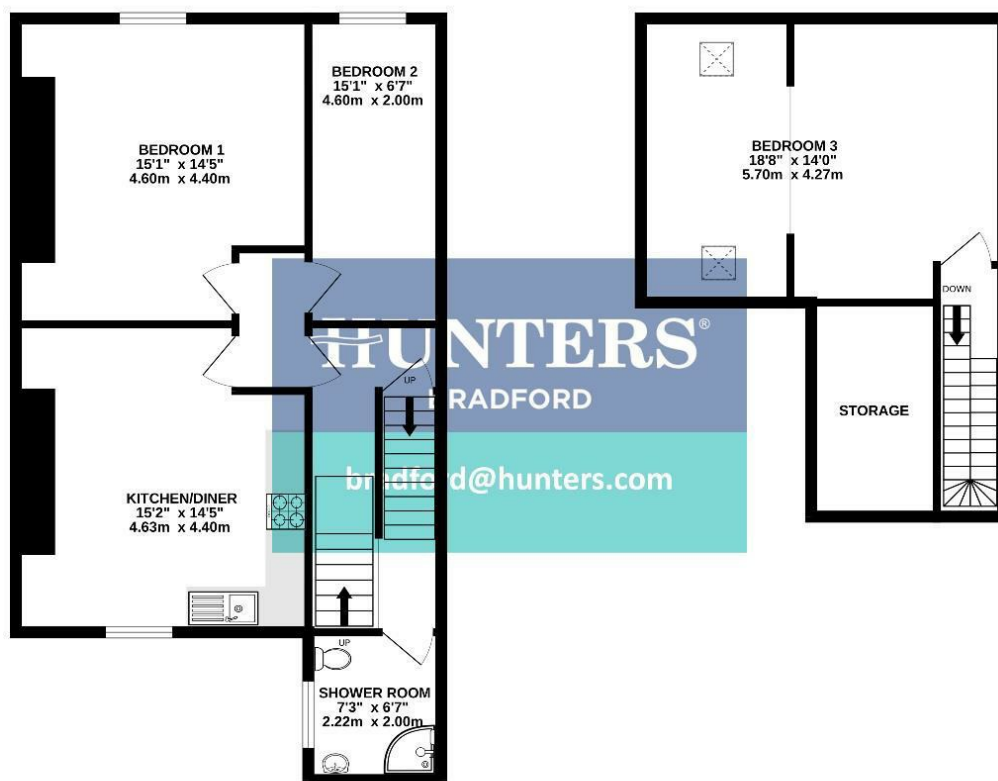






FIRST FLOOR  
655 sq.ft. (60.8 sq.m.) approx.

2ND FLOOR  
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA: 1005 sq.ft. (93.4 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 Hunters Bradford via [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

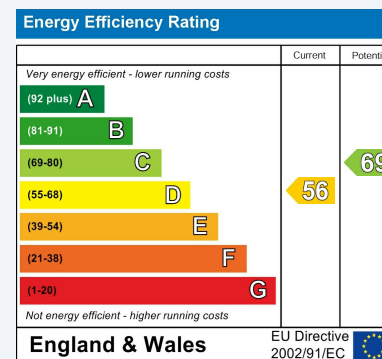
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



45-47 Godwin Street, Bradford, BD1 2SH  
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.

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