



**HUNTERS®**

Sales ▪ Lettings ▪ Management

**The Eyrie, Clifford Street, Bradford, West Yorkshire, BD5**

- \*\*DEPOSIT FREE OPTIONS AVAILABLE\*\*
- IDEAL FOR PROFESSIONALS OR COUPLES
- DOUBLE GLAZING AND CENTRAL HEATING
- UNFURNISHED
- COUNCIL TAX BAND- A

- ONE BEDROOM APARTMENT
- OPEN PLAN KITCHEN/DINER
- AVAILABLE: NOW
- EPC RATING- C
- LOCAL AMENITIES, SCHOOL AND TRANSPORT LINKS WITHIN THE AREA

**£850 Per Month - Deposit £980 - \*\* Deposit Free option Available \*\***

# The Eyrie, Clifford Street, Bradford, West Yorkshire, BD5

Hunters Bradford are pleased to introduce this stunning 1-bedroom flat available to let. This property is neutrally decorated, offering a serene living environment for potential tenants. The flat is ideally suited to professionals or couples, thanks to its convenient location near public transport links and local amenities.

As you step into the flat, you will be greeted by a welcoming open-plan kitchen, a standout feature of the property. The kitchen is equipped with a practical kitchen island and is optimally designed to make meal preparation a pleasure rather than a chore. This leads to the open plan style dining area and lounge

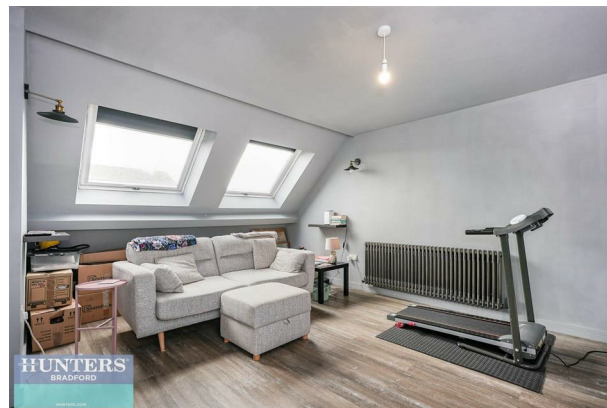
The property boasts one bedroom, which is complete with a luxury freestanding bath, offering a unique touch of elegance. The flat also includes a spacious shower room equipped with a modern walk-in shower, ensuring your comfort.

The property holds an EPC rating of 'C', reflecting a balanced energy efficiency level. Additionally, the council tax for the property falls within band 'A', which is the most affordable band.

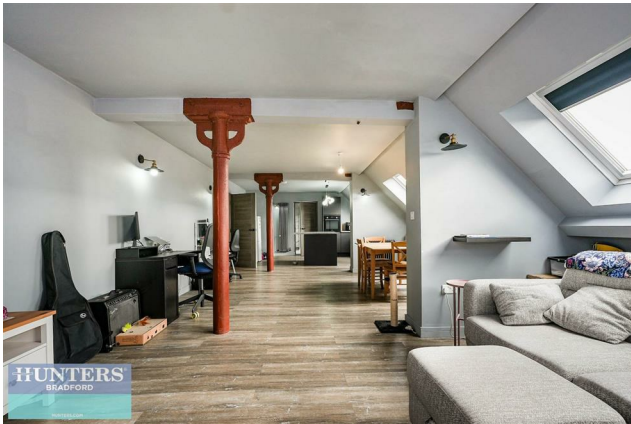
Overall, this flat provides a blend of comfort and convenience in a desirable location. The open-plan design adds to the spacious feel of the property, making it an ideal choice for those looking for a stylish, modern home. Don't miss out on this opportunity to make this fantastic flat your new home.

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







**Kitchen**  
17'6" x 12'0"

**Dining Area**  
17'6" x 11'9"

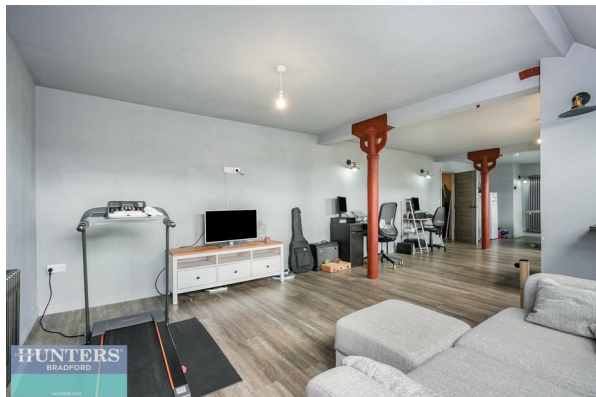
**Living Room**  
17'6" x 11'5"

**Bedroom 1**  
17'8" x 12'5"

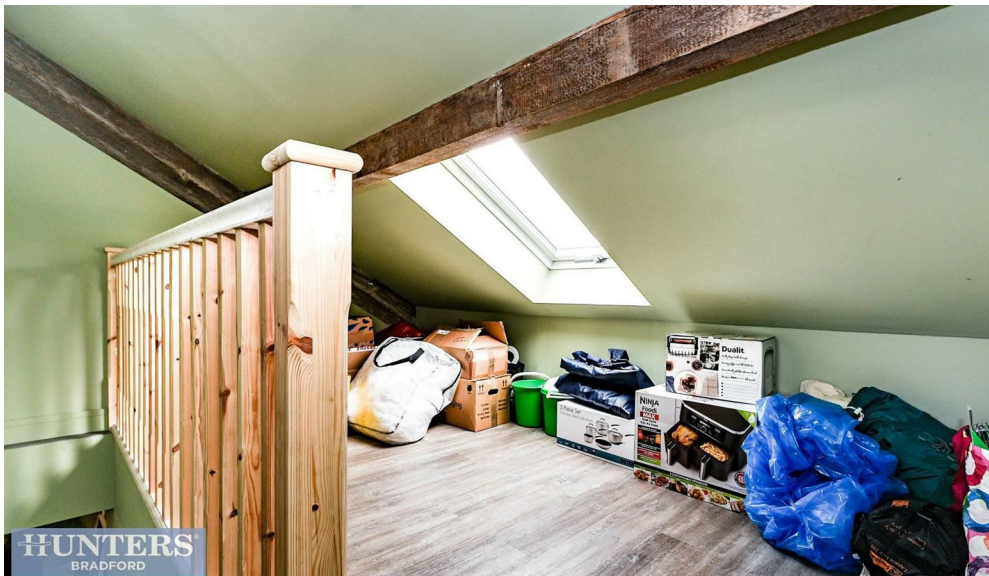
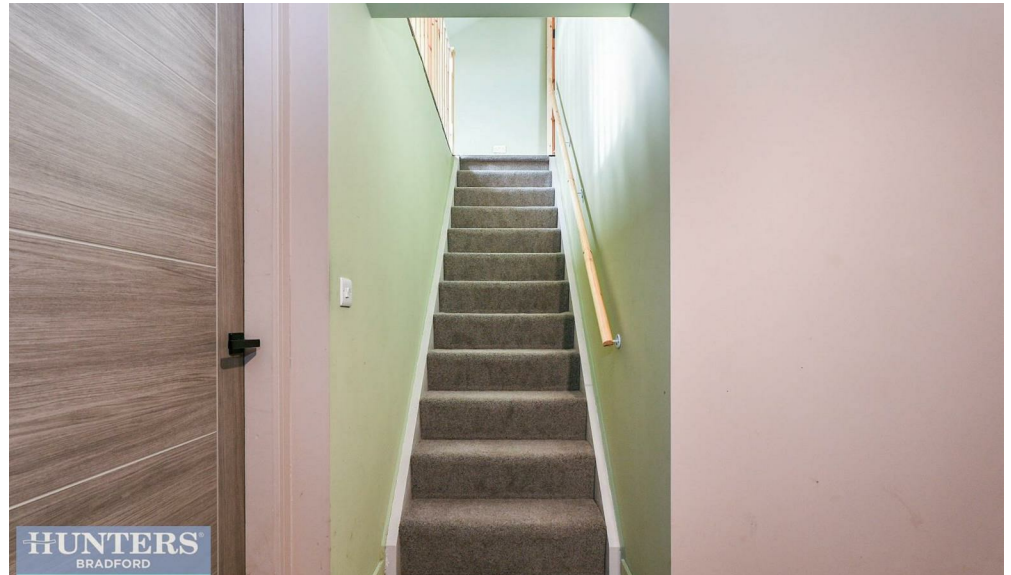


**Bedroom 2**  
16'7" x 12'3"

**Shower Room**  
13'5" x 11'8"







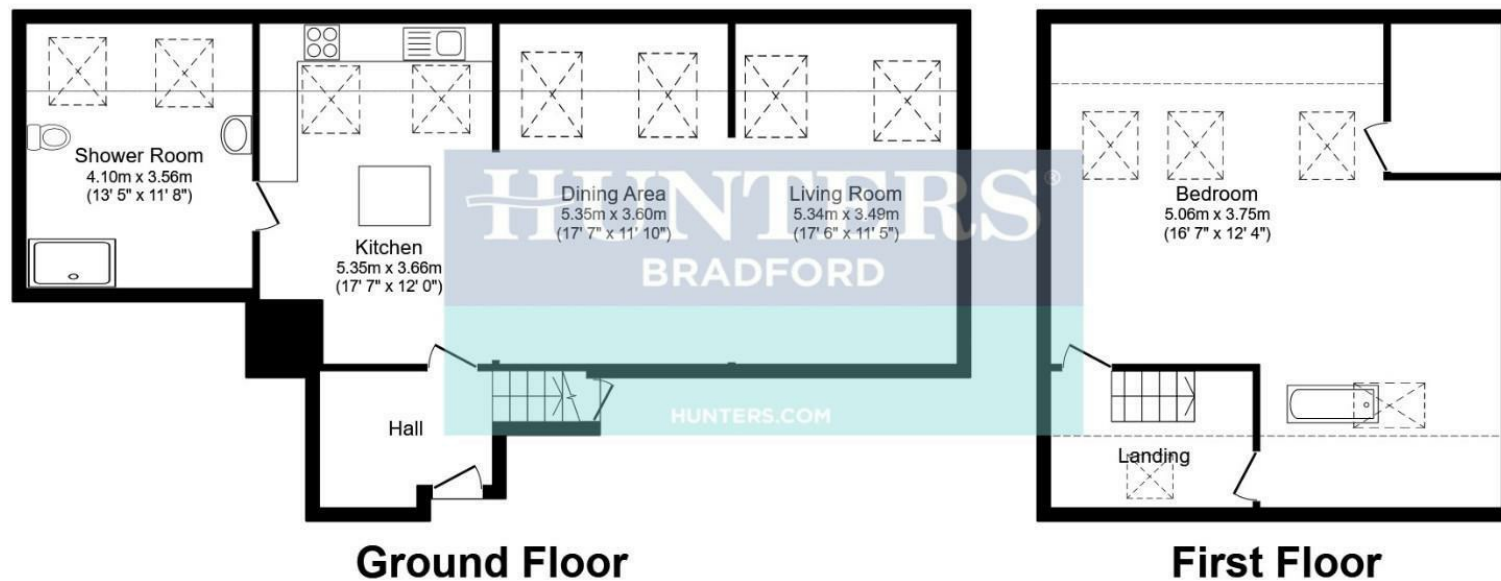
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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. 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.











Total floor area 134.7 sq.m. (1,450 sq.ft.) approx

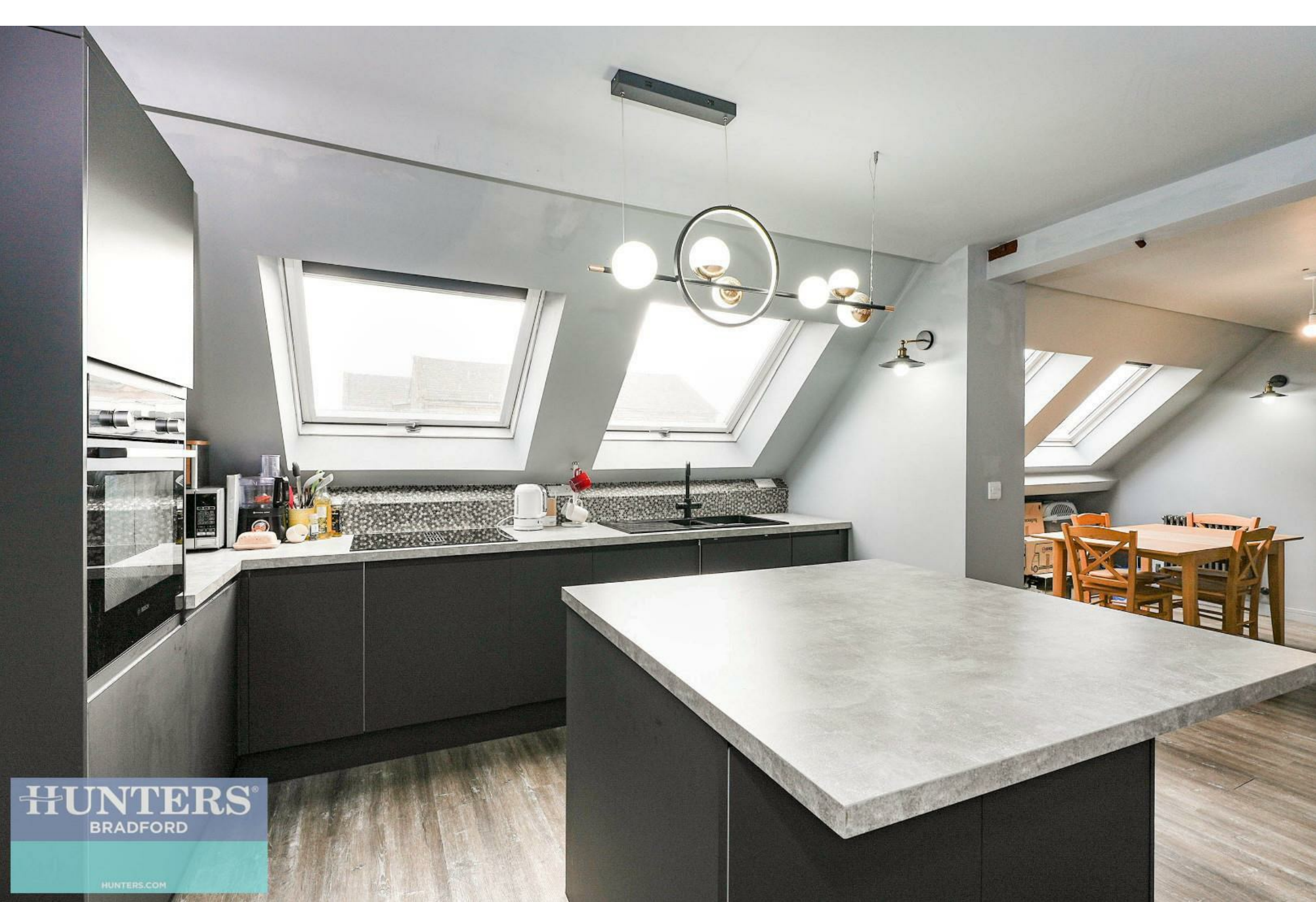
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	75
(55-68) D	75
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

### Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Bradford Lettings -  
01274 393955 <https://www.hunters.com>





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