

## Marsh Street, Bradford, West Yorkshire, BD5

- 3 BEDROOM TERRACED HOUSE
- DOUBLE GLAZING AND CENTRAL HEATING
- AVAILABLE: NOW
- ON STREET PARKING
- COUNCIL TAX BAND: A
- IDEAL FOR PROFESSIONAL COUPLES AND FAMILIES
- TWO BATHROOMS
- UNFURNISHED
- EPC RATING: D
- LOCAL AMENITIES, SCHOOL AND TRANSPORT LINKS WITHIN THE AREA

**£875 Per Month - Deposit £1,009 -**



# Marsh Street, Bradford, West Yorkshire, BD5

## DESCRIPTION

Hunters Bradford are delighted to introduce this charming Terraced property on the rental market, presented in good condition. This elegant home offers one well-proportioned reception room, perfect for relaxation or entertaining guests. The property also boasts a functional kitchen, designed for everyday living and culinary experiments.

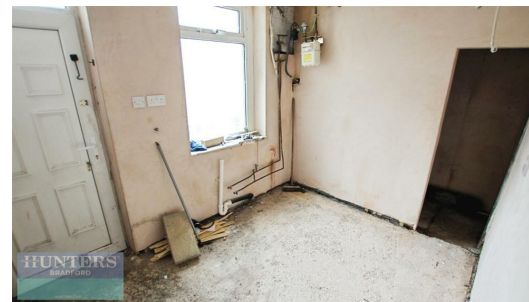
Comprised of three delightful bedrooms and two bathrooms, this property provides ample living space and privacy for all occupants. Each room is a testament to the careful attention to detail in maintaining the property in good condition.

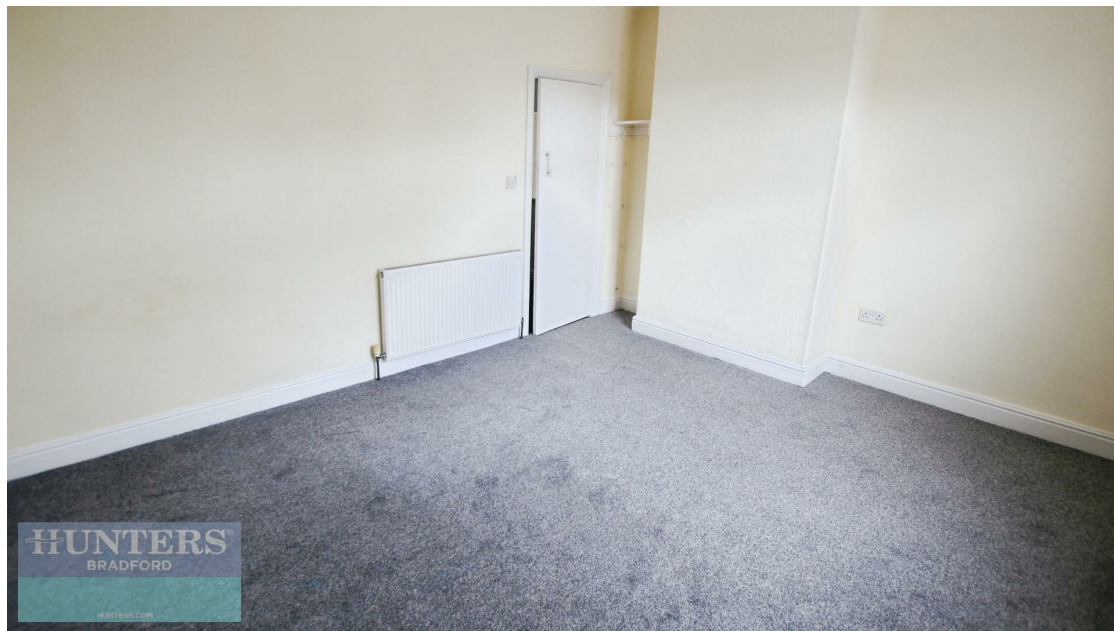
The property also benefits from a D EPC rating and falls within council tax band A, offering affordable and sustainable living.

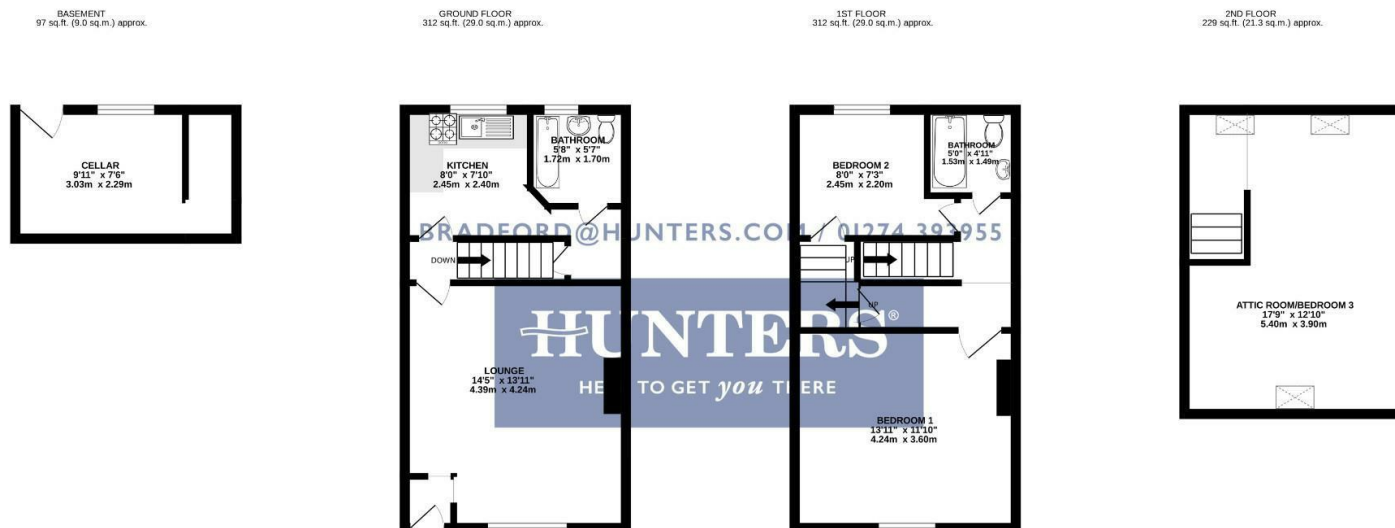
Located in a vibrant area with excellent public transport links, this property is perfect for professionals, couples, and families who value accessibility. The local amenities nearby provide convenient access to shops, restaurants, and other essential services, contributing to a comfortable and enjoyable living experience.

The property is ideally suited for professionals, couples, or families looking for a blend of comfort, convenience, and style. The combination of spacious interiors and a fantastic location make this property a highly desirable choice for those looking to let in this area.

In summary, this property presents a unique opportunity to let a terraced house that seamlessly combines traditional charm with modern conveniences. The combination of a good condition, spacious rooms, and fantastic location make this a not to be missed opportunity. We look forward to helping you make this house your new home.







TOTAL FLOOR AREA : 950 sq.ft. (88.2 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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### Viewings

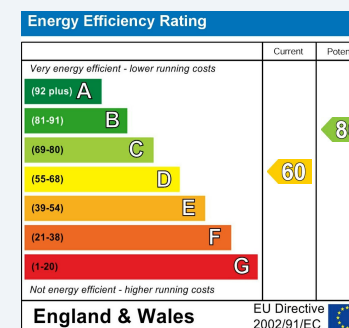
Please contact [bradford.lettings@hunters.com](mailto:bradford.lettings@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

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

## 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.