



## Delverne Grove, Bradford, West Yorkshire, BD2

- **\*\*DEPOSIT FREE OPTIONS AVAILABLE\*\***
- TWO RECEPTION ROOMS
- GROUND FLOOR SHOWER ROOM
- FRONT AND REAR GARDENS
- COUNCIL TAX BAND B
- IDEAL FOR PROFESSIONALS, COUPLES OR FAMILIES
- PRIVATE DRIVEWAY
- LOFT SPACE WITH SKYLIGHT
- EPC RATING GRADE D
- LOCAL AMENITIES, SCHOOL AND TRANSPORT LINKS WITHIN THE AREA

**£1,100 Per Month - Deposit £1,269 - \*\* Deposit Free option Available \*\***



# Delverne Grove, Bradford, West Yorkshire, BD2

## DESCRIPTION

Hunters Bradford presents this delightful semi-detached residence, which is now available to let. Maintained in good condition, the property seamlessly combines space, style, and convenience to present a most desirable family home. The dwelling comprehensively encompasses a charming reception room that is well-lit, providing ample space for relaxation or perhaps a sophisticated setup for your more formal occasions.

The property offers a well-sized kitchen perfect for both culinary enthusiasts and those with a passion for entertaining. Additionally, the home features three generous bedrooms, providing ample space for relaxation and comfort. Complementing these, you will find two bathrooms adding to the overall convenience and functionality of the property.

One of the unique features of this property is a ground floor W/C-shower, offering an extra level of comfort and convenience, especially for guests. Alongside, the driveway sets the tone for the home's superior elegance and convenience, assuring a stress-free parking solution.

This property holds an EPC rating of D and falls under the B council tax band. Its excellent locale is a significant bonus; established in a folkloric neighbourhood, which is in proximity to excellent public transport links and nearby reputable schools. Local amenities are readily available, offering the ultimate in convenience.

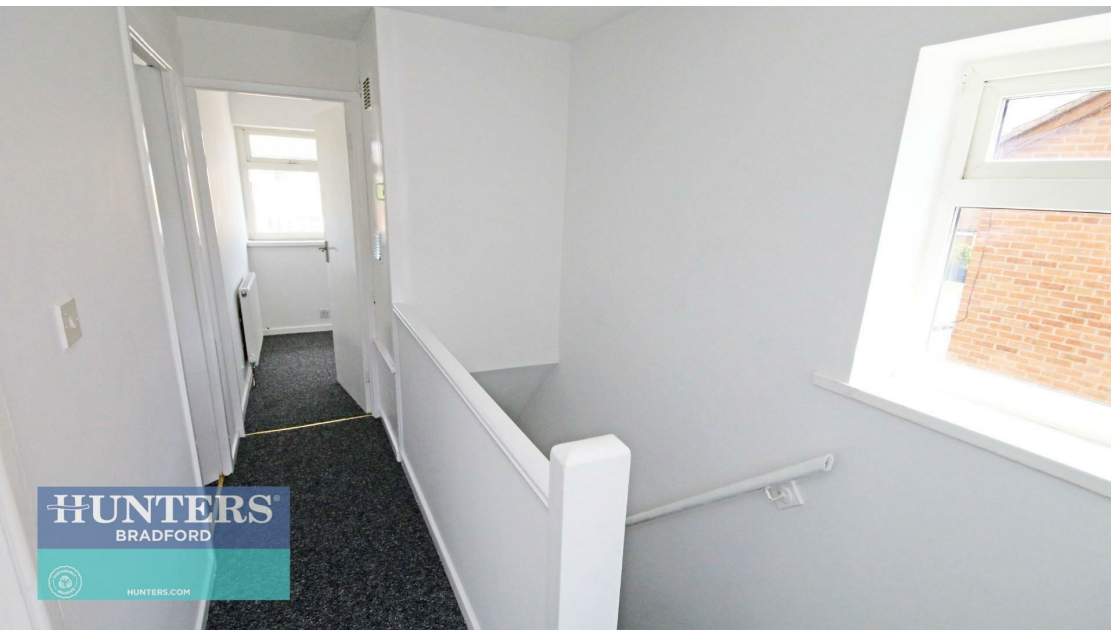
This home would ideally suit professionals, couples, or families seeking to establish themselves in an inviting, sought-after location.

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









### Viewings

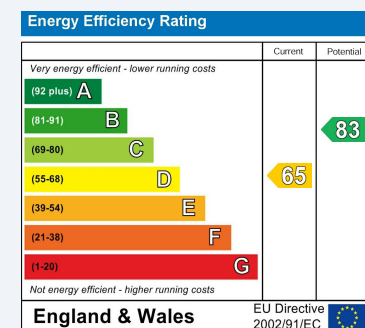
Please contact [bradford.lettings@hunters.com](mailto:bradford.lettings@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.



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