

HUNTERS® BRADFORD



HUNTER BRADFORD



Conditioning House, Cape Street, Bradford, West Yorkshire, BD1

- TWO BEDROOM APARTMENT
- TWO BATHROOMS
- AVAILABLE: NOW
- ON STREET PARKING AVAILABLE
- COUNCIL TAX BAND- C
- IDEAL FOR PROFESSIONALS OR COUPLES
- FURNISHED
- FIXED DEPOSIT
- EPC RATING- C
- LOCAL AMENITIES, SCHOOL AND TRANSPORT LINKS WITHIN THE AREA

£775 Per Month - Fixed Deposit £894

HUNTERS®
HERE TO GET *you* THERE

Conditioning House, Cape Street, Bradford, West Yorkshire, BD1

DESCRIPTION

Presenting a superb opportunity to rent a stylish and fully furnished two-bedroom flat at Apartment 349, Conditioning House, Bradford, BD1 4QZ. This exceptional residence is ideal for professionals or couples seeking contemporary living in a highly desirable location with excellent public transport links and immediate access to local amenities.

The flat boasts an inviting open-plan layout, seamlessly blending the reception area with a well-appointed kitchen, creating a spacious and sociable environment for both relaxation and entertaining. Two generously sized double bedrooms provide comfortable accommodation, complemented by a modern bathroom and an additional shower room—perfect for busy mornings or hosting guests.

Finished to a high standard, this property is offered fully furnished, allowing for a smooth and convenient move-in experience. The EPC rating of C demonstrates its energy efficiency, while being located within Council Tax Band C brings further cost benefits.

Residents will appreciate the close proximity to Bradford's dynamic city centre, with local shops, cafés, and essential amenities just moments away. The vibrant neighbourhood and convenient transport connections ensure easy access to all parts of the city, ideal for urban lifestyles.

Don't miss the chance to secure this outstanding home in one of Bradford's most sought-after developments. Early viewing is strongly recommended to fully experience all this property has to offer. Contact us today to arrange your personal tour.





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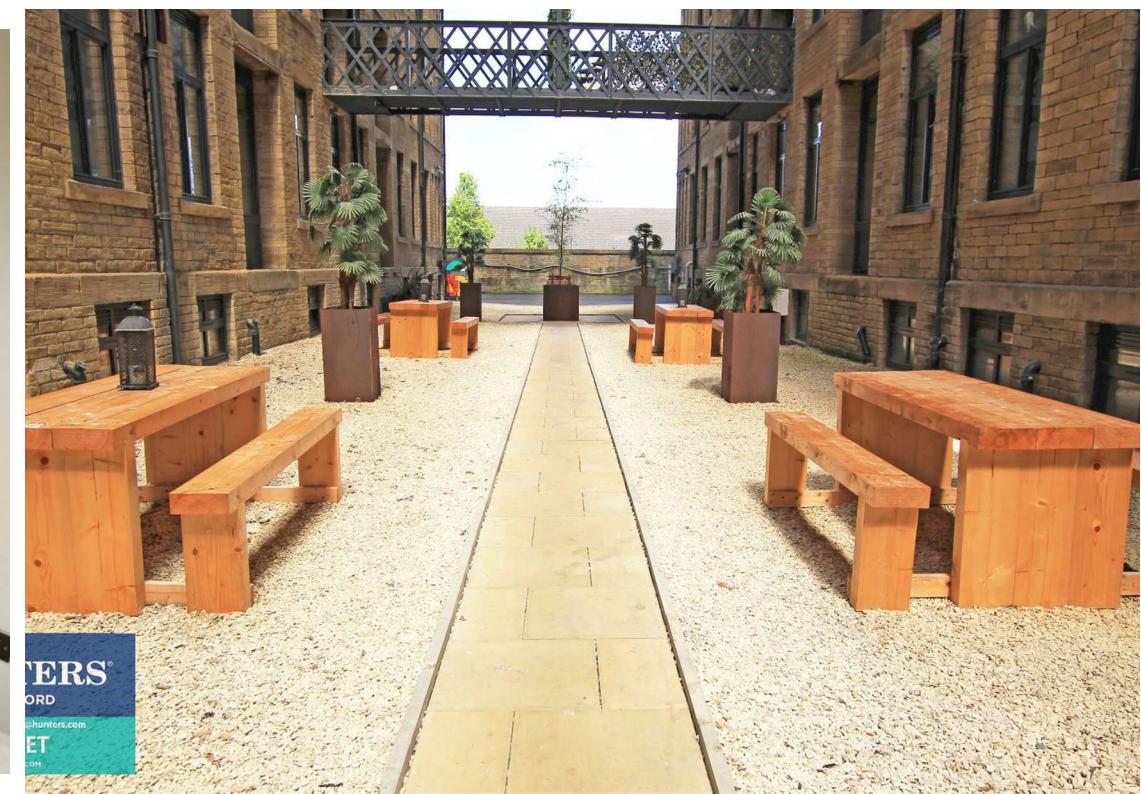
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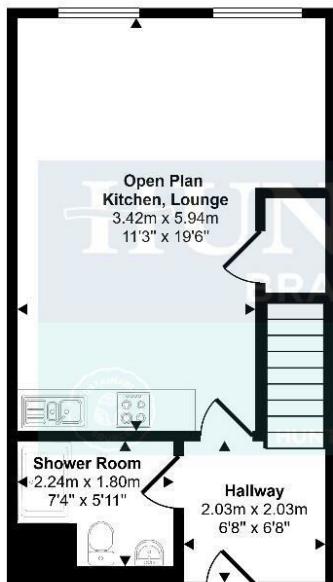


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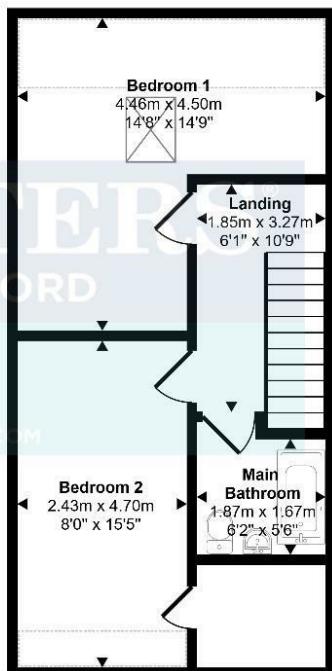
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Ground Floor



First Floor

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Viewings

Please contact 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.