



930 Great Horton Road, Bradford, West Yorkshire, BD7 4AE

- ** DEPOSIT FREE OPTION AVAILABLE **
- IDEAL FOR PROFESSIONALS COUPLES AND FAMILIES
- ON STREET PARKING
- DOUBLE GLAZING AND CENTRAL HEATING
- COUNCIL TAX BAND – A
- SECOND FLOOR TWO BEDROOM APARTMENT
- NEWLY RENOVATED
- UNFURNISHED
- EPC RATING – C
- LOCAL AMENITIES, SCHOOLS AND TRANSPORT LINKS WITHIN THE AREA

£600 Per Month - Deposit £692 - ** Deposit Free option Available **

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DESCRIPTION

Hunters Bradford are delighted to present this newly renovated, neutrally decorated flat available To Let. Situated in a location with excellent public transport links and local amenities, this property is ideally suited for working professionals, couples, or small families.

The property boasts a well-proportioned layout, consisting of two comfortable bedrooms, a single bathroom, a modern kitchen, and a spacious reception room. The flat has been finished to a high standard with a keen eye for detail, ensuring a welcoming and homely environment.

The kitchen is fully equipped and offers ample space for all your culinary needs. The reception room, filled with natural light, is perfect for both entertaining and relaxing, providing a versatile space for any occasion.

The flat benefits from an EPC rating of 'C', indicating a good level of energy efficiency, which is sure to keep utility bills to a minimum. This, combined with a Council Tax Band 'A', makes this property a cost-effective choice.

In all, this property promises a blend of comfort and convenience, meeting the highest standards of modern living. Don't miss this fantastic opportunity to let a high-quality flat in a desirable location. Arrange a viewing today to truly appreciate what this property has to offer.

** 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.**





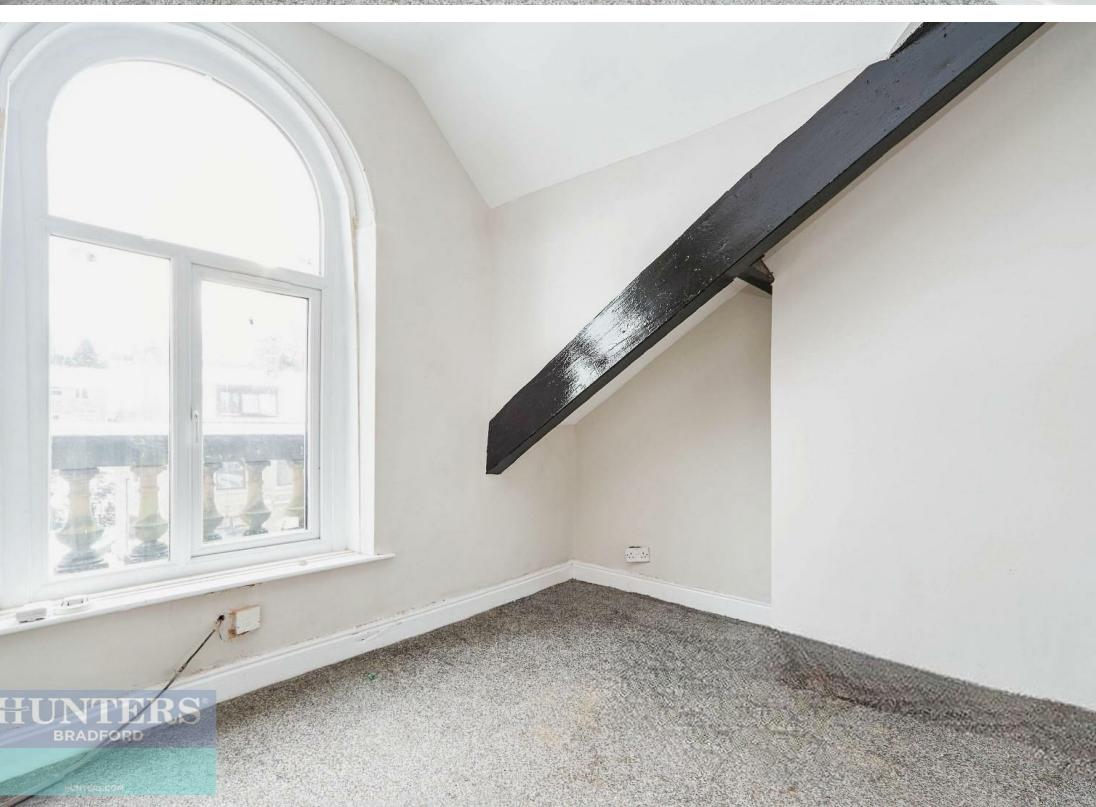
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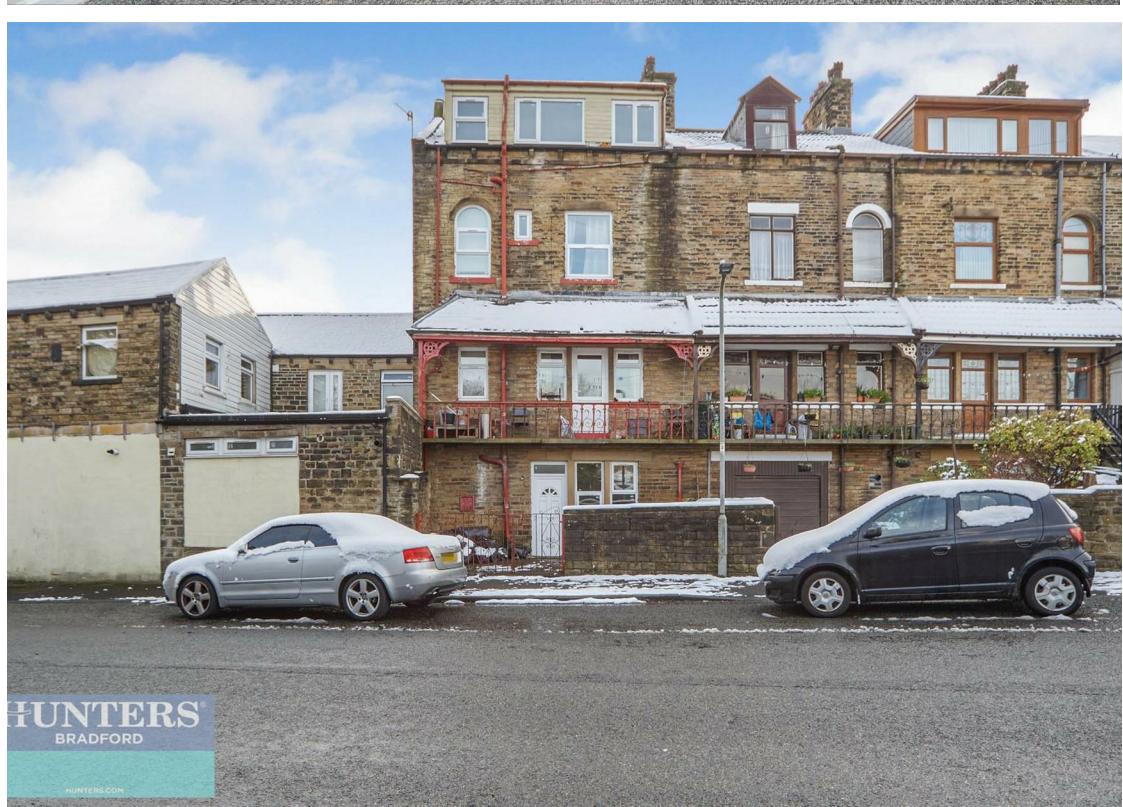
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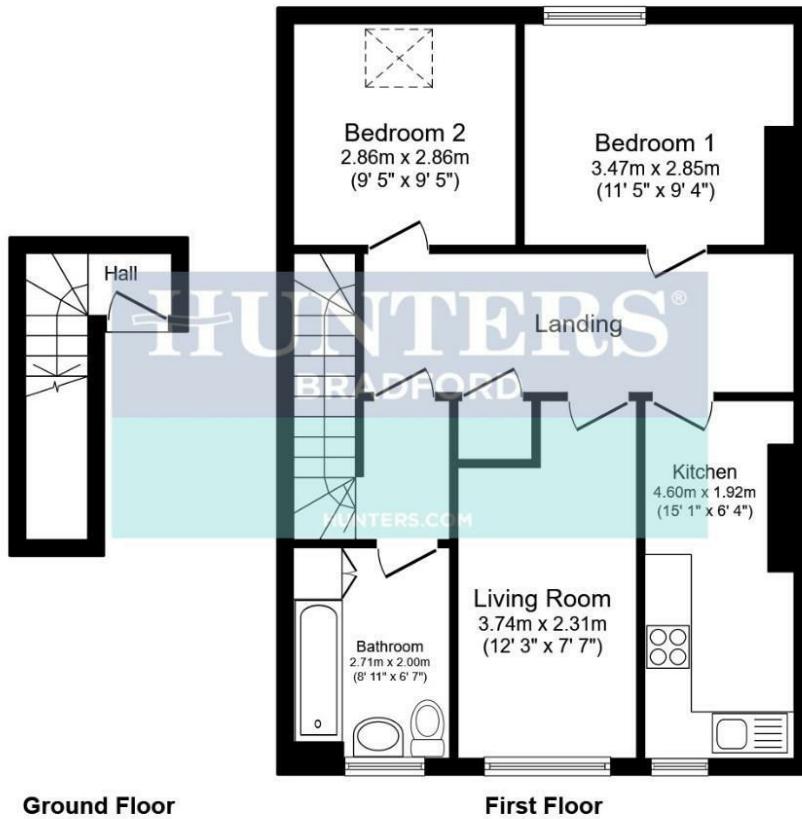
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Total floor area 64.5 m² (694 sq.ft.) approx

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

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		
(69-80)	C		
(55-68)	D		
(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.