



## Allerton Road, Bradford, West Yorkshire, BD8

- **\*\*DEPOSIT FREE OPTIONS AVAILABLE\*\***
- IDEAL FOR PROFESSIONALS, COUPLES OR FAMILIES
- PRIVATE PARKING
- AVAILABLE: NOW
- LOCATED NEAR TO BRI HOSPITAL
- FOUR BEDROOM DETACHED HOUSE
- DOUBLE GLAZING AND CENTRAL HEATING
- EPC RATING- D
- UNFURNISHED
- LOCAL AMENITIES, SCHOOL AND TRANSPORT LINKS WITHIN THE AREA

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





Hunters Bradford present this impressive detached property, currently listed for let and boasts a substantial amount of space, making it perfect for a family or professionals looking for room to grow. This property is offered in an unfurnished condition, allowing you the freedom to make the space your own.

The property features four spacious bedrooms, family bathroom and W/C accommodating both comfort and convenience. Separate lounge and dining space. A fully equipped kitchen, completes the indoor layout of the house, offering ample space for culinary endeavours.

One of the unique features of this property is its expansive garden, offering you the perfect setting for outdoor living. Beyond the confines of the property, you'll find yourself in close proximity to public transport links, local amenities, green spaces, and walking routes, making everyday life a breeze.



Its convenient location near BRI Hospital is an added bonus for healthcare professionals, while the large driveway offers ample parking space for multiple cars. The property also comes with an EPC rating of D and falls under the council tax band G.

The combination of its strategic location, generous space, and the freedom it offers to potential tenants to personalise and create a home makes this property an attractive option. Don't miss out on this opportunity to secure a home that truly caters to a modern lifestyle.

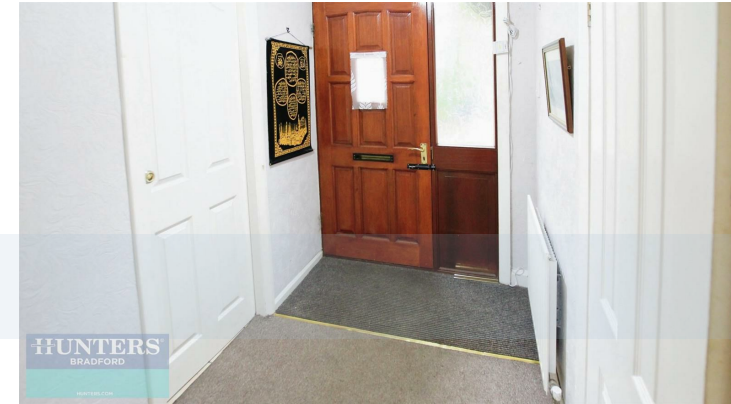
\*Basement floor not included and is blocked off\*

\*\* Deposit Free Option Available \*\*

\*\*A Deposit Alternative means instead of paying a traditional five weeks security deposit (or six weeks where the annual rent exceeds £50,000), you pay a fee of one week's rent +VAT (minimum £120 + VAT) to become a member of a deposit free renting scheme which can significantly reduce the up-front costs. This fee is non-refundable and is not a Deposit. Any outstanding costs or damages will be payable by the Tenant(s) at the end of the tenancy



# Allerton Road, , Bradford, BD8 0AA



Living Room  
15'9" x 14'7"

Kitchen  
10'7" x 7'8"

Dining Room  
15'9" x 12'2"

Bedroom 1  
13'11" x 11'10"

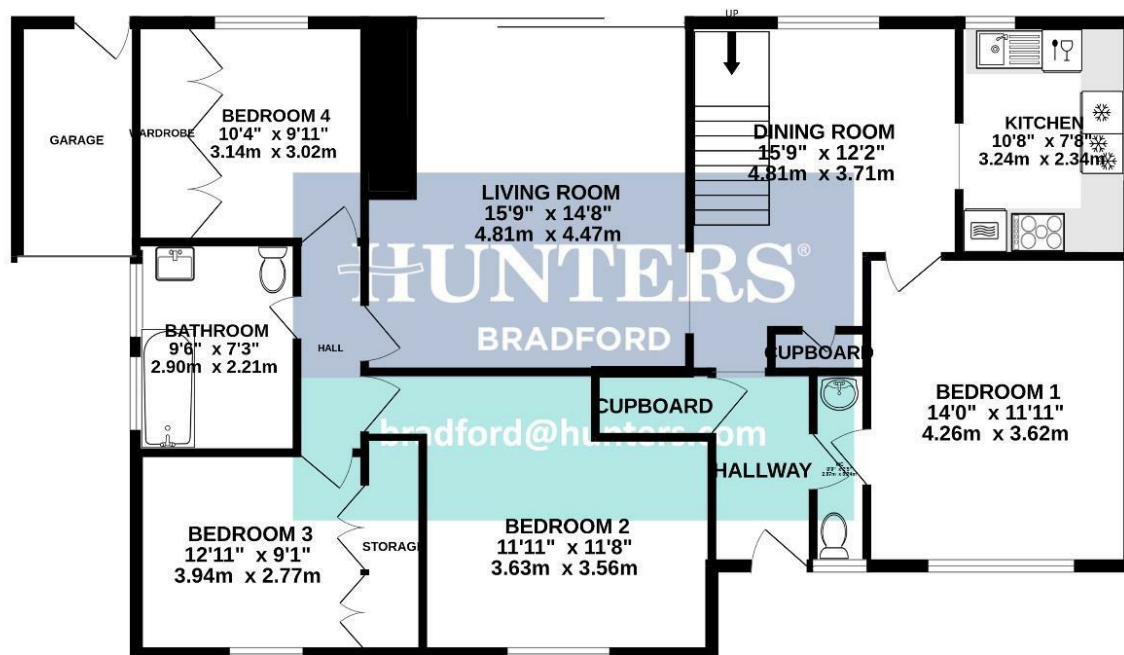
Bedroom 2  
11'10" x 11'8"

Bedroom 3  
12'11" x 9'1"

Bedroom 4  
10'3" x 9'10"

Bathroom  
9'6" x 7'3"

## GROUND FLOOR



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

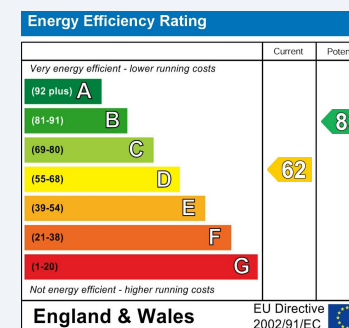
Please contact [bradford.lettings@hunters.com](mailto:bradford.lettings@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.