



## James Street, Bradford, West Yorkshire, BD1

- \*DEPOSIT FREE OPTION AVAILABLE\*
- IDEAL FOR PROFESSIONALS OR COUPLES
- SHARED UTILITY/LAUNDRY ROOM
- PIN CODE ENTRY
- COUNCIL TAX BAND A
- ONE BEDROOM CITY CENTRE APARTMENT
- FURNISHED
- AVAILABLE: NOW
- EPC RATING- C
- LOCAL AMENITIES, SCHOOL AND TRANSPORT LINKS WITHIN THE AREA

**£550 Per Month - Deposit £634 - \*\* Deposit Free option Available \*\***

# James Street, Bradford, West Yorkshire, BD1

## DESCRIPTION

Hunters Bradford present this furnished flat available for lease, ideally situated in a city centre location. The property bears an EPC rating of C and falls within the affordable council tax band A. This property is most suitable for professionals, couples, or even students seeking a residence in close proximity to public transport links and local amenities.

The flat boasts an open-plan design, offering a modern and spacious feel. It contains one well-proportioned bedroom, providing ample space for rest and relaxation. Alongside this, the property features a comfortable reception room, perfect for unwinding or entertaining guests.

The kitchen is fully-equipped, designed to cater to all your culinary needs. Additionally, the property includes one bathroom, meticulously maintained for your comfort and convenience.

One of the unique attributes of the property is the communal laundry room, which adds to the convenience of the residents and fosters a sense of community.

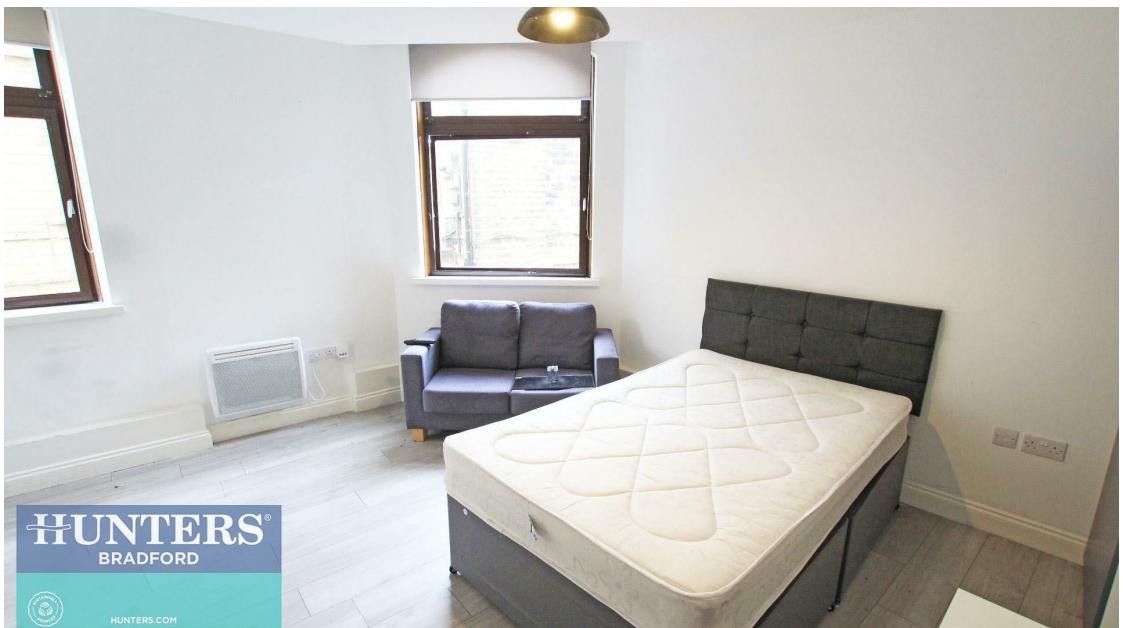
In conclusion, this property provides a perfect blend of comfort, convenience, and modern living. Its central location and comprehensive amenities make it an ideal choice, especially for those who wish to experience city life to its fullest. Do not miss this opportunity to secure a residence that truly caters to your lifestyle.

\*\* 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.\*\*

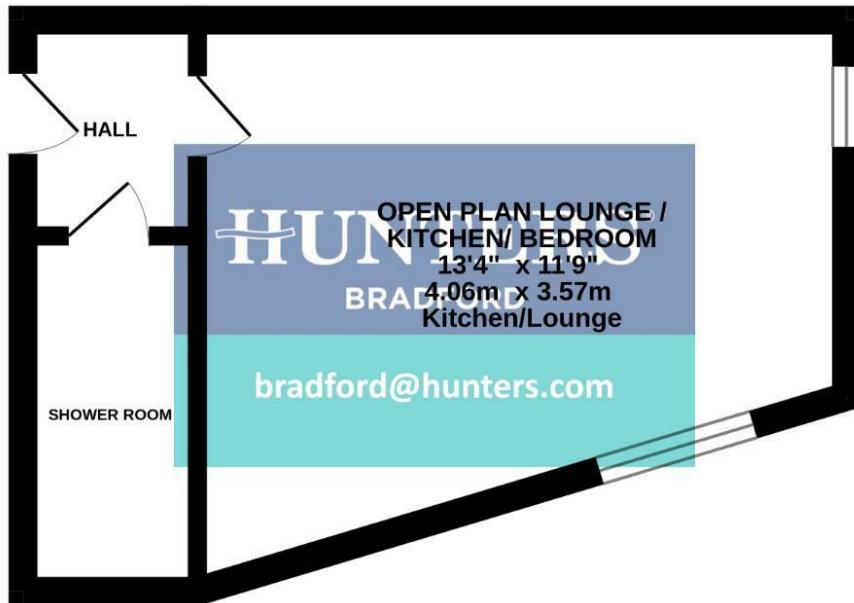
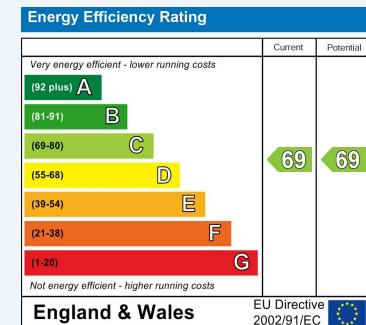
\*pictures are from previous tenancy\*





## 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.



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.

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.