



Colonnade House, Sunbridge Road, Bradford, West Yorkshire,

- ** DEPOSIT FREE OPTION AVAILABLE**
- IDEAL FOR PROFESSIONALS OR STUDENTS
- ELECTRIC HEATING
- AVAILABLE: NOW
- COUNCIL TAX BAND (A)
- ONE BEDROOM WITH ENSUITE
- BILLS INCLUSIVE
- COMMUNAL KITCHEN/LAUNDRY
- FURNISHED
- LOCAL AMENITIES, SCHOOL AND TRANSPORT LINKS WITHIN THE AREA



£425 Per Month - Deposit £490 - ** Deposit Free option Available **

Colonnade House, Sunbridge Road, Bradford, West Yorkshire, BD1

DESCRIPTION

Hunters Bradford are pleased to present this exquisite room with en-suite for let. The room is in a furnished condition, ready for immediate occupation.

This boasts a well-sized bedroom and en-suite. Despite its compact size, the property offers comfortable living spaces, ideal for a single professional or a student

The kitchen, shared amongst the residents, is a communal space that brings a sense of community to the property. It is furnished with all the necessary appliances and amenities. This shared space provides a wonderful opportunity for social interaction, yet the flat itself maintains a sense of quietude and privacy.

One of the unique features of this room is the inclusion of electric and water bills in the rent. This feature makes the flat highly desirable, as it alleviates the worry of additional bills.

The flat carries an EPC rating of 'C,' indicative of the property's reasonable energy efficiency. Furthermore, the property falls within Council Tax Band 'A,' which is an additional financial advantage.

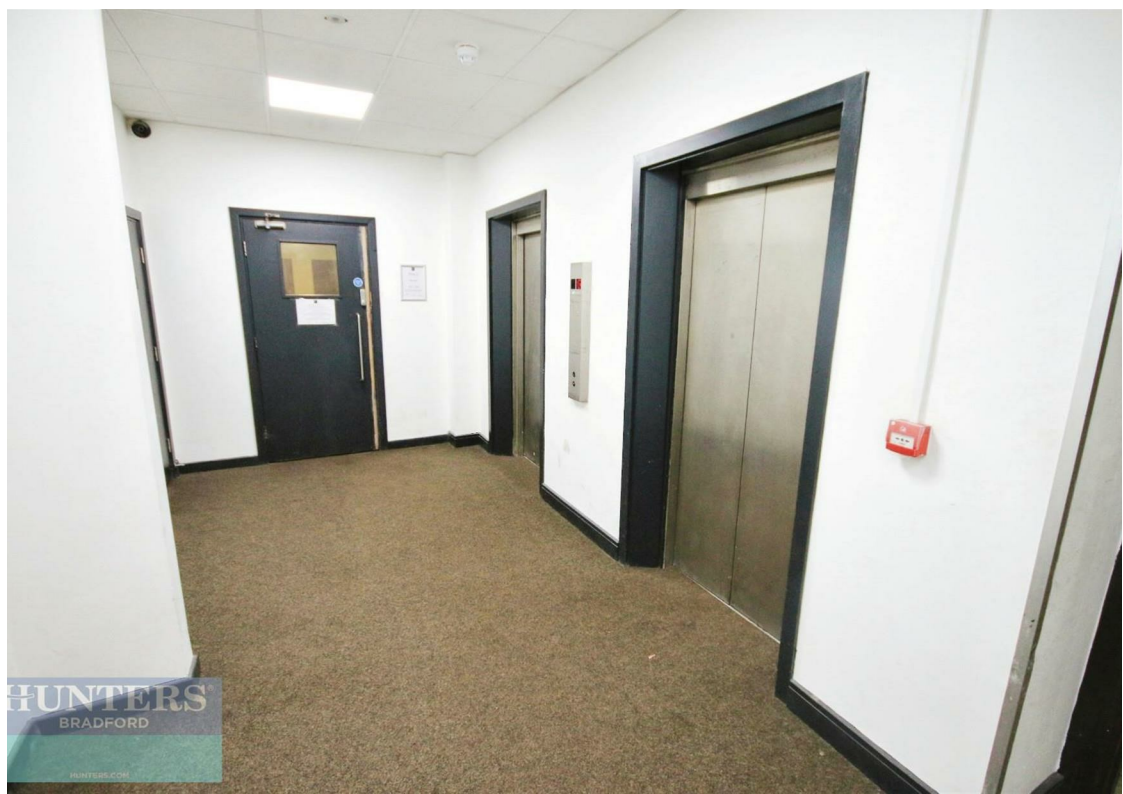
Located in a well-connected area, the property benefits from excellent public transport links. Whether it's the daily commute or a weekend adventure, moving around is hassle-free. Local amenities are within walking distance, making this property a convenient place to live.

In conclusion, this one-bedroom flat offers comfort, affordability, and location advantage – an ideal choice for those seeking a hassle-free, convenient lifestyle.

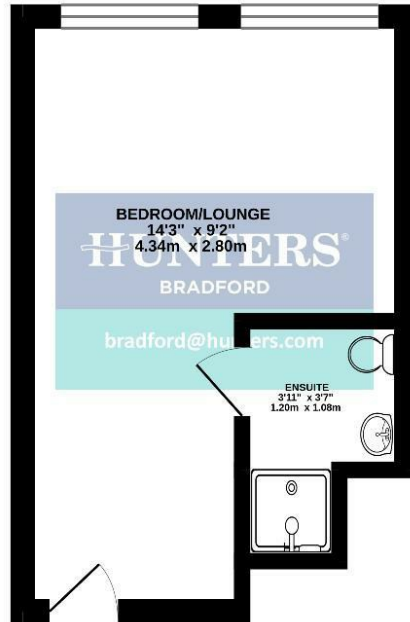
**** Flatfair's No Deposit solution ****

**** 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.****





SECOND FLOOR
131 sq.ft. (12.1 sq.m.) approx.



TOTAL FLOOR AREA : 131 sq.ft. (12.1 sq.m.) approx.
While 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, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

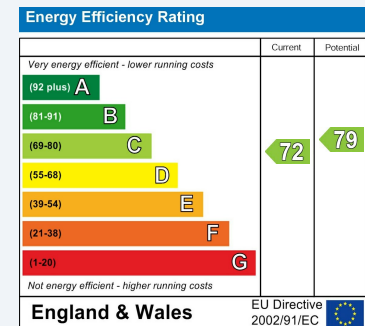
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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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.

