



James Street 10, Bradford, West Yorkshire, BD1

- ** DEPOSIT FREE OPTION AVAILABLE **
- IDEAL FOR PROFESSIONALS COUPLES OR STUDENTS
- COMMUNAL LAUNDRY ROOM
- AVAILABLE: MAY 2025
- COUNCIL TAX BAND A
- 1 BEDROOM CITY CENTRE APARTMENT
- FURNISHED
- PIN CODE/FOB ENTRY
- EPC RATING: D
- LOCAL AMENITIES, SCHOOL AND TRANSPORT LINKS WITHIN THE AREA

£650 Per Month - Deposit £750 - ** Deposit Free option Available **

HUNTERS®
HERE TO GET *you* THERE

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DESCRIPTION

Hunters Bradford are delighted to present this one-bedroom flat available to let. The property is furnished to a high standard, offering a well-balanced mix of comfort and style. The spacious living area is open-plan, effortlessly merging with the modern kitchen, creating a congenial space for cooking, dining and relaxation.

The kitchen is fully equipped with all necessary appliances and is designed ideally for those who love to cook and entertain. The reception room, also open-plan, provides a perfect setting for informal gatherings or peaceful evenings. The property also boasts a generously sized bedroom, promising a restful environment after a long day.

The property is completed with a well-structured Showeroom that is both practical and chic, offering the perfect space for your personal care routines. The flat has been rated 'D' on the EPC rating, indicating that it is reasonably energy efficient and will provide a comfortable living environment throughout the year.

The council tax for this property falls under band 'A', which is an added financial advantage. Beneficially located, the flat is well-connected with public transport links and is just a short distance away from local amenities, making it an ideal choice for professionals, couples, and students alike.

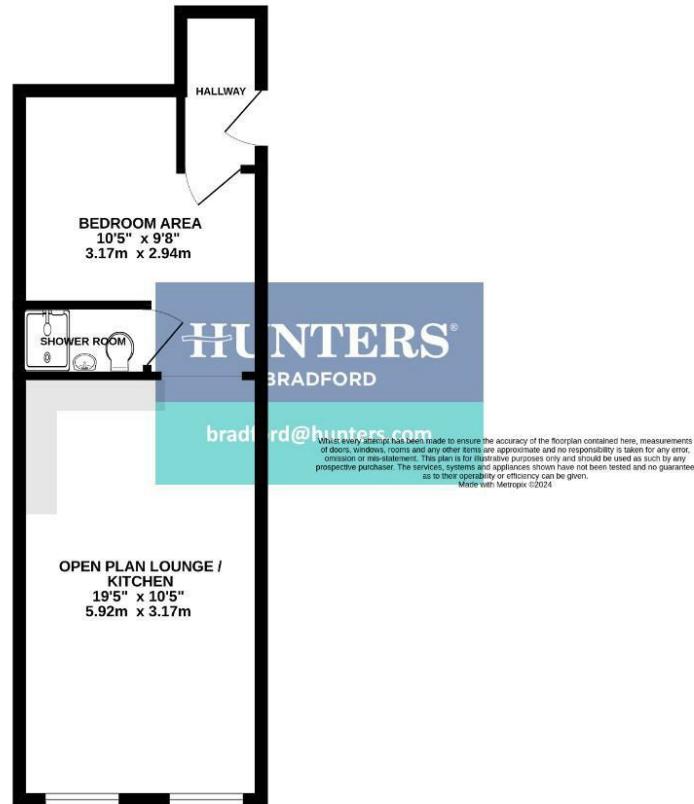
In conclusion, this property is a perfect blend of contemporary living and convenience. It is an opportunity not to be missed for those seeking a stylish, comfortable home in a well-connected area.

****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.







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	65	65
(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.