

# HUNTERS®

HERE TO GET *you* THERE



HUNTERS®

BRADFORD

bradford.lettings@hunters.com

TO LET

HUNTERS.COM

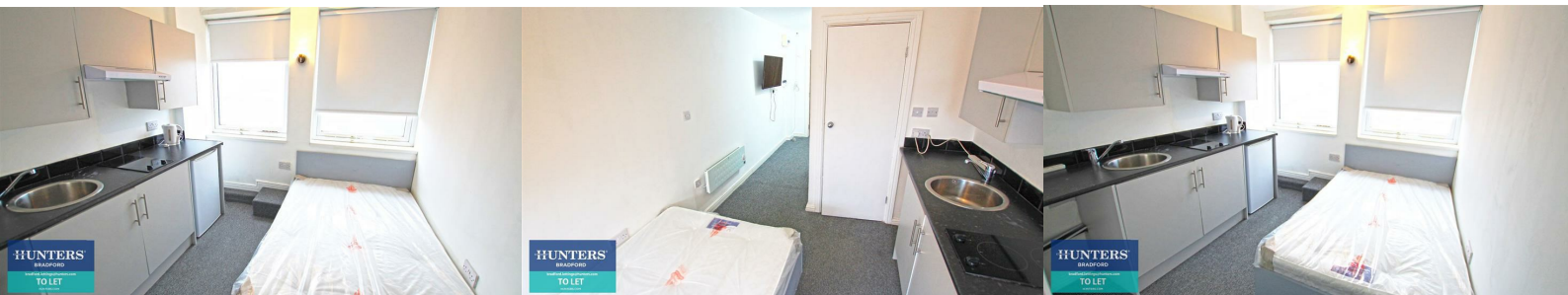
## 178 Sunbridge Road

Bradford, BD1 2HF

£475 Per Month



- \*\*DEPOSIT FREE OPTION AVAILABLE\*\*
- FURNISHED STUDIO APARTMENT
- IDEAL FOR PROFESSIONAL COUPLES INDIVIDUALS OR STUDENTS
- INCLUSIVE OF BILLS
- FOB ENTRY AND 24 HOUR CCTV
- AVAILABLE: NOW
- LIFT ACCESS
- EPC RATING- D
- FOSTER SQUARE AND TRANSPORT LINKS WITHIN THE AREA
- WESTFIELD BROADWAY SHOPPING CENTRE WITHIN THE AREA



**\*\*DEPOSIT FREE OPTIONS AVAILABLE\*\***

HUNTERS BRADFORD OFFER THIS FURNISHED STUDIO APARTMENT INCLUSIVE OF WIFI, ELECTRIC, WATER AND HEATING.  
IDEAL FOR PROFESSIONALS COUPLES OR STUDENTS

Briefly comprising of Open-Plan Lounge, Kitchen and Bedroom with En-Suite.

The Wifi/Internet, Water and Electric are included (Council Tax not included).

The Entry System is Fob Operated and there is 24 hour Security.

Within the Area; Bradford Interchange, Forster Square Retail Park, Gym, Cinema, Bowling, Restaurants and Transport Links.

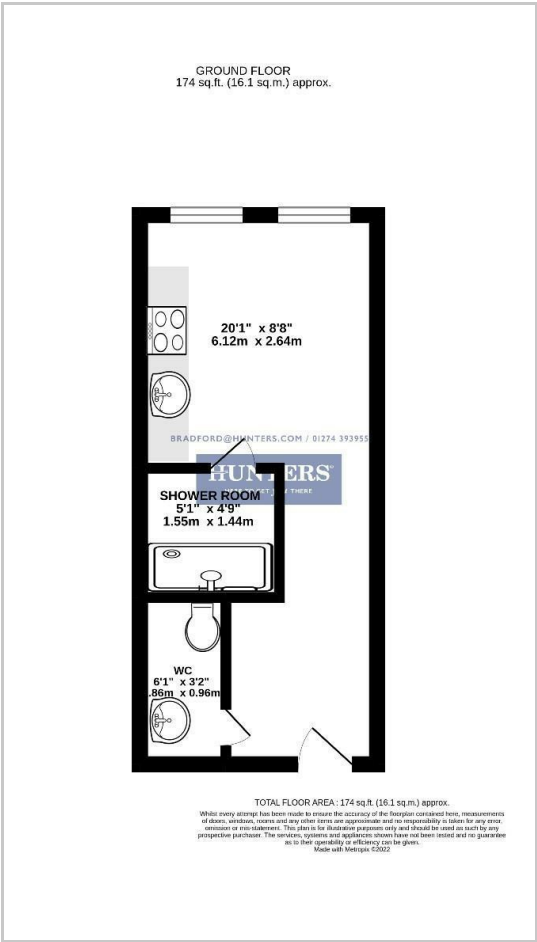
**\*\*Deposit Free Options Available\*\***

**\*\*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.**

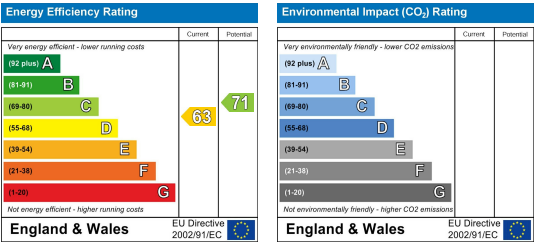
Area Map



Floor Plans



Energy Efficiency Graph



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.