



## Sunbridge Road, Sunbridge, Bradford, BD1 2HB

- **\*\*DEPOSIT FREE OPTION AVAILABLE\*\***
- IDEAL FOR PROFESSIONALS, COUPLES AND STUDENTS
- INTEGRATED APPLIANCES
- LOCAL AMENITIES, SCHOOL AND TRANSPORT LINKS WITHIN THE AREA
- EPC RATING D
- TWO BEDROOM CITY CENTRE APARTMENT
- PART FURNISHED
- WESTFIELD BROADWAY SHOPPING CENTRE WITHIN THE AREA
- COUNCIL TAX BAND A

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





# Sunbridge Road, Sunbridge, Bradford, BD1 2HB

HUNTERS BRADFORD PRESENTS - SUNBRIDGE ROAD BD1

**\*\*DEPOSIT FREE OPTIONS AVAILABLE\*\*** - TWO-BEDROOM CITY CENTRE APARTMENT - IDEAL FOR PROFESSIONALS COUPLES OR STUDENTS - LOCATED NEARBY THE WESTFIELD BROADWAY CENTRE - COUNCIL TAX BAND A - EPC RATING GRADE C

## INTERNAL

Enter the hallway, there are doors to the open plan lounge / kitchen. both bedrooms and the bathroom. The lounge / kitchen area is a good space with plenty of light coming from the sliding patio style door. The kitchen has both wall and base units with hob, oven, plumbing for a washing machine and fridge freezer.

Bedroom 1 is a double room, bedroom 2 is a single room. The bathroom is a three piece with bath (shower over), basin and WC.

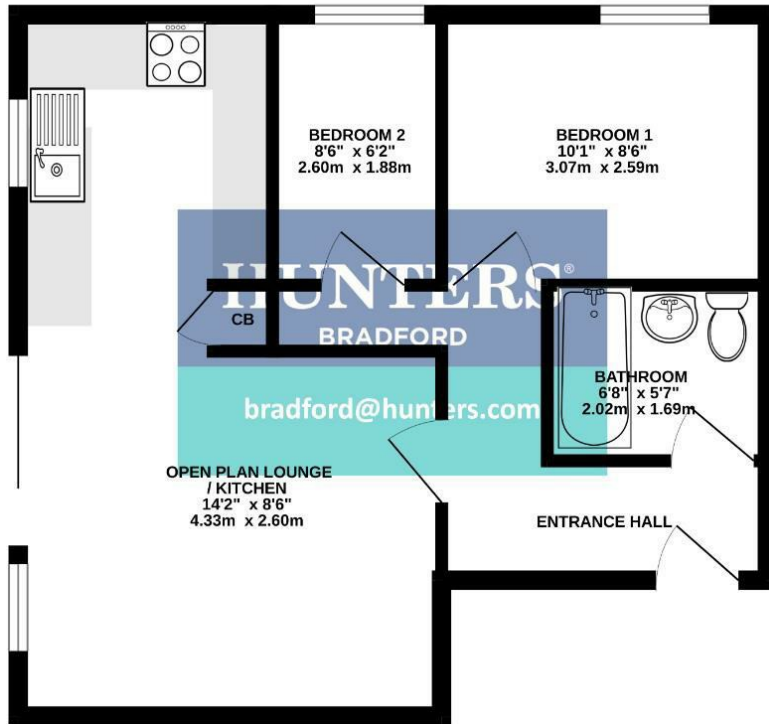
## IN THE AREA

Bradford Interchange and Forster Square Retail Park are nearby, making transport links and shopping more convenient. The property is close to the Gym, Cinema, Bowling, and Restaurants.

**\*\*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.**



FIRST 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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**Viewing**

Please contact our Hunters Bradford Lettings Office on 01274 393955 if you wish to arrange a viewing appointment for this property or require further information.

2 Wakefield Road, Bradford, BD4 7AT

Tel: 01274 393955 Email:

bradford.lettings@hunters.com <https://www.hunters.com>



**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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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