







178 Sunbridge Road, Sunbridge, Bradford, West Yorkshire, BD1 2HF

- **DEPOSIT FREE OPTION AVAILABLE**
- IDEAL FOR PROFESSIONAL COUPLES INDIVIDUALS OR STUDENTS
- FOB ENTRY AND 24 HOUR CCTV
- FOSTER SQUARE AND TRANSPORT LINKS WITHIN THE AREA
- COUNCIL TAX BAND A

- FURNISHED STUDIO APARTMENT
- INCLUSIVE OF BILLS
- LIFT ACCESS
- WESTFIELD BROADWAY SHOPPING CENTRE WITHIN THE AREA
- EPC RATING GRADE D



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£500 Per Month - Deposit £576 - ** Deposit Free option Available **

DEPOSIT FREE OPTIONS AVAILABLE

HUNTERS BRADFORD OFFER THIS FURNISHED STUDIO APARTMENT INCLUSIVE OF WIFI, ELECTRIC, WATER AND HEATING. - IDEAL FOR PROFESSIONALS COUPLES OR STUDENTS - COUNCIL TAX BAND A -EPC RATING GRADE D

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.



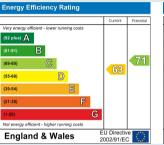


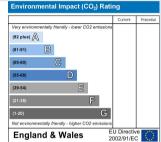




ENERGY PERFORMANCE CERTIFICATE

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





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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.

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