

George Street, Little Germany, Bradford, BD1 5AA

- *** DEPOSIT FREE OPTION AVAILABLE ***
- THREE PIECE MODERN SHOWER ROOM
- ELECTRIC HEATING
- CLOSE TO LOCAL AMENITIES & TRANSPOT LINKS
- EPC RATING GRADE C
- ONE BEDROOM FURNISHED APARTMENT
- INTEGRATED APPLIANCES
- LOCATED IN THE LITTLE GERMANY AREA OF BRADFORD
- COUNCIL TAX BAND A

£675 Per Calendar Month - Deposit £778 - ** Deposit Free option Available **

HUNTERS[®]
HERE TO GET *you* THERE

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HUNTERS BRADFORD PRESENTS

THIS FURNISHED 1 BEDROOM APARTMENT . IDEAL FOR STUDENTS OR PROFESSIONALS.

Briefly comprising of Open-Plan Lounge, Kitchen, Bedroom and Shower Room/W/C

Just to list a few features,
Integrated Fridge/Freezer
Integrated Washing Machine
Newly Decorated and Carpeted Throughout
Fully Tiled Walk In Shower Unit
Intercom

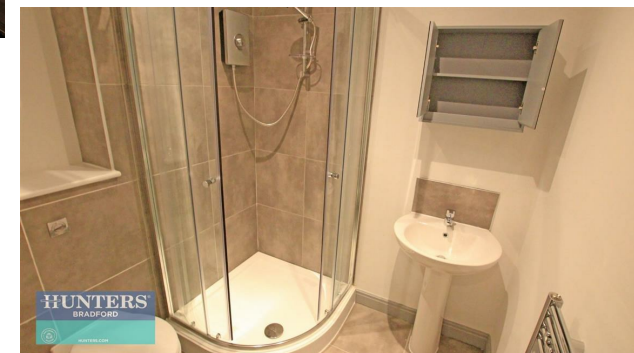
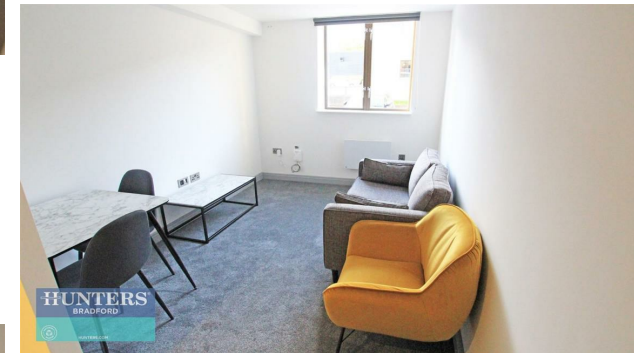
The Entry System is Code Operated.

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

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

Deposit Alternative Option

****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.**



AWAITING FLOOR PLAN



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) A | | |
| (81-91) B | | |
| (69-80) C | 69 | 69 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| 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

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