



Colonnade House, Sunbridge Road Bradford, West Yorkshire, BD1 2HQ

- DEPOSIT FREE OPTION AVAILABLE
- ONE BEDROOM WITH ENSUITE
- SHARED KITCHEN
- CLOSE TO TRANSPORT LINKS
- EPC RATING GRADE C
- BILLS INCLUSIVE
- MODERN STYLE SHOWER ROOM
- LOCATED NEAR BRADFORD CITY CENTRE
- ELECTRIC HEATING

£425 Per Month - Deposit £490 - ** Deposit Free option Available **



Colonnade House, Sunbridge Road Bradford, West Yorkshire, BD1 2HQ

HUNTERS BRADFORD PRESENTS - COLONNADE HOUSE - BD1

* DEPOSIT FREE OPTION AVAILABLE * *BILLS INCLUSIVE*

Welcome to this charming one-bedroom studio flat located at 201 Sunbridge Road in Bradford!

This property boasts a modern style shower room, perfect for unwinding after a long day. With electric heating, you can stay warm and cosy during the colder months. The shared kitchen provides a great space for cooking and socialising with fellow residents.

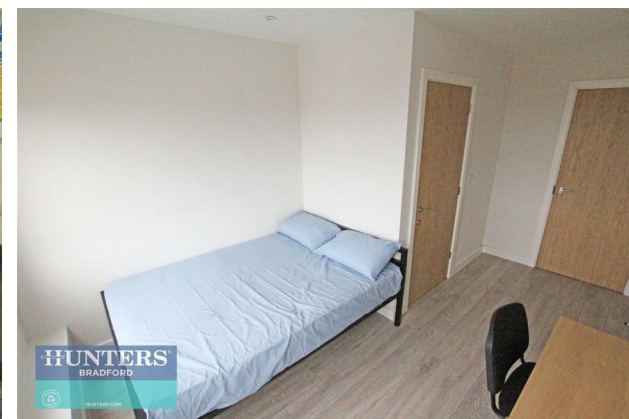
Situated near Bradford City Centre and close to transport links, this flat offers convenience and easy access to all amenities. The EPC rating of Grade C ensures energy efficiency, helping you save on utility bills.

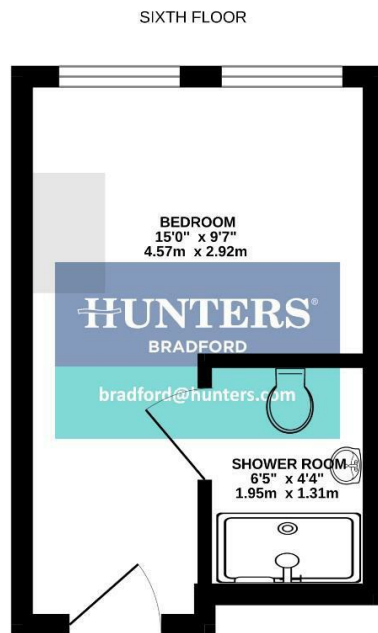
What's more, this property offers a deposit-free option, making it even more appealing for those looking to move in hassle-free. Whether you're a young professional or a student, this studio flat is a fantastic opportunity to enjoy comfortable living in a prime location.

Don't miss out on the chance to make this lovely flat your new home sweet home!

Deposit Free Option

**A Deposit Alternative means instead of paying the 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.





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.
Made with Metropac i2002

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.

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.

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

HUNTERS[®]
HERE TO GET *you* THERE