



Grattan Road, Bradford, West Yorkshire, BD1 2NH

- *** DEPOSIT FREE OPTION AVAILABLE ***
- IDEAL FOR PROFESSIONALS OR COUPLES
- LIFT ACCESS
- FORSTER SQUARE RETAIL PARK WITHIN THE AREA
- COUNCIL TAX BAND A

- ONE BEDROOM CITY CENTRE APARTMENT
- OPEN PLAN KITCHEN/LOUNGE
- SECURED FOB ENTRY
- WESTFIELD BROADWAY SHOPPING CENTRE WITHIN THE AREA
- EPC RATING: C

£625 Per Month - Deposit £721 - ** Deposit Free option Available **



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DESCRIPTION

HUNTERS BRADFORD PRESENTS - WOOLSTON WAREHOUSE - BD1

Welcome to this charming one-bedroom town centre apartment located in the heart of Woolston Warehouse, Grattan Road, Bradford.

Upon entering, you are greeted by a spacious open plan lounge/kitchen area, perfect for entertaining guests or relaxing after a long day. The apartment boasts a modern three-piece bathroom, ideal for unwinding and refreshing.

This property features double glazing and electric heating, ensuring your comfort throughout the year. The double bedroom provides a peaceful retreat for a good night's sleep.

Situated in Council Tax Band A and with an EPC rating of Grade C, this apartment offers not only a comfortable living space but also cost-effective living.

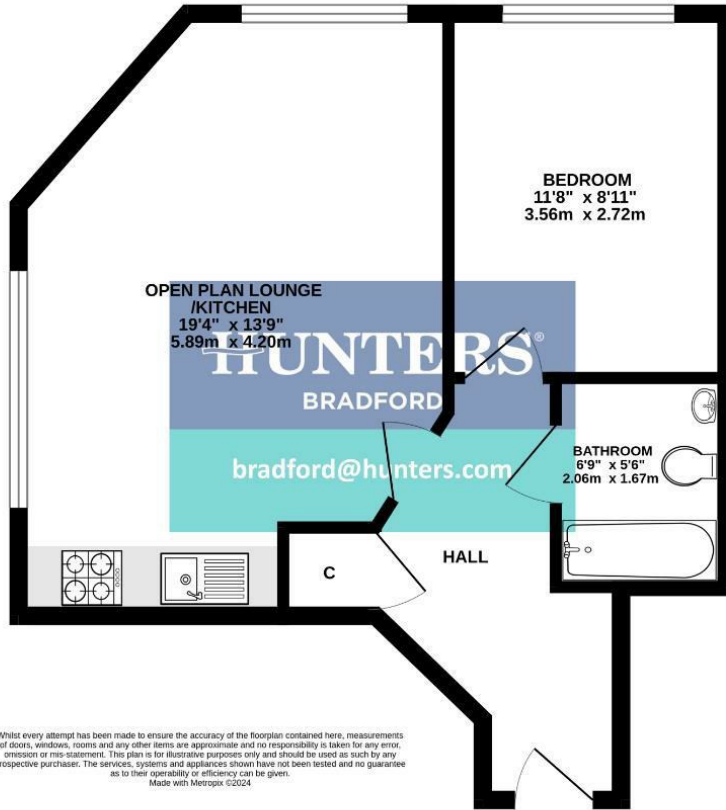
Don't miss out on the opportunity to make this apartment your new home. With deposit-free options available, this property is a fantastic choice for those looking to move into a convenient and well-maintained space in the heart of Bradford.

**** Deposit Free Option 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.**



APARTMENT



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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Council Tax: A

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	80	85
(69-80) C		
(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	

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.

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