



## New Hey Road, East Bowling, Bradford, Yorkshire, BD4 7LD

- \*\* DEPOSIT FREE OPTION AVAILABLE \*\*
- EN-SUITE ROOM HOUSE SHARE
- NEWLY REFURBISHED
- SHARED KITCHEN AREA
- EPC RATING GRADE C
- INCLUSIVE OF BILLS, COUNCIL TAX AND WIFI
- IDEAL FOR SINGLE PROFESSIONALS OR STUDENTS ONLY
- DOUBLE GLAZING AND CENTRAL HEATING
- FULLY FURNISHED
- LOCAL AMENITIES, M606, TRANSPORT LINKS WITHIN THE AREA

**£495 Per Month - Deposit £571 - \*\* Deposit Free option Available \*\***





# New Hey Road, East Bowling, Bradford, Yorkshire, BD4 7LD

HUNTERS BRADFORD PRESENTS - NEW HEY ROAD - BD4 7LD

HOUSE SHARE EN-SUITE ROOM ONLY - BILLS WIFI AND COUNCIL TAX INCLUDED - IDEAL FOR STUDENTS OR SINGLE PROFESSIONALS ONLY - EPC RATING GRADE C - SHARED KITCHEN AREA

**\*\* DEPOSIT FREE OPTION AVAILABLE \*\***

Briefly comprising of - Ground Floor - Entrance, Shared Kitchen/Diner, Room with En-Suite Shower

To List a Few Features:

- Washing Machine
- Fridge Freezer
- Electric/Gas Bills Included
- Water Bill Included
- Council Tax Included
- WIFI Included

Transport Links, M606 and Shops are within the Area.

Internal Viewing Recommended to Appreciate Features

**\*\* Deposit Alternative Option \*\***

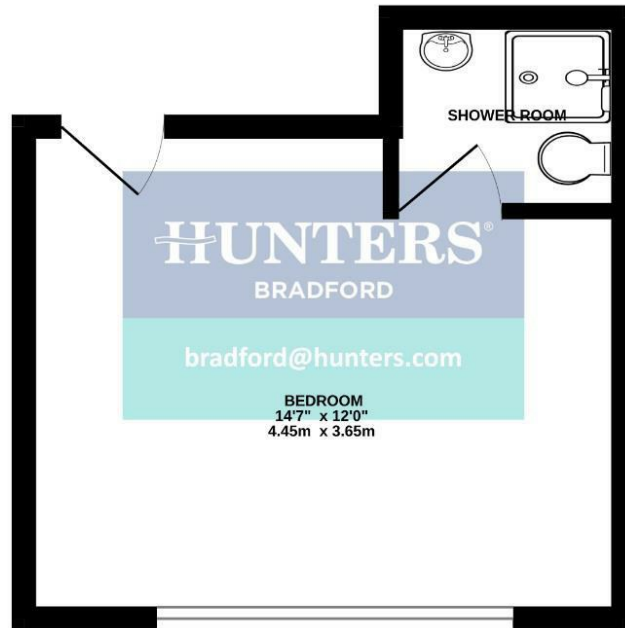
**\*\*A Deposit Alternative means instead of paying a traditional five weeks security deposit (or six weeks where the annual rent exceeds £50,000), you pay a fee of one week's rent +VAT (minimum £120 + VAT) to become a member of a deposit free renting scheme which can significantly reduce the up-front 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.**







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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**Viewings**

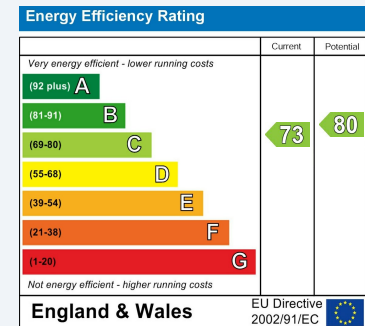
Please contact [bradford.lettings@hunters.com](mailto:bradford.lettings@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

**Valuations**

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

**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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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