



## Sunbridge Halls, Sunbridge Road, Bradford, BD1 2HF

- \*\*\* DEPOSIT FREE OPTION \*\*\*
- INCLUSIVE OF ELECTRIC, WATER, AND WIFI
- LIFT ACCESS
- EPC RATING GRADE C
- BRADFORD INTERCHANGE AND FORSTER SQUARE WITHIN THE AREA
- IDEAL FOR PROFESSIONALS AND STUDENTS
- SECURE KEY CARD ENTRY- CCTV SECURITY
- FURNISHED
- COUNCIL TAX BAND A
- BROADWAY SHOPPING CENTRE WITHIN THE AREA

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



# Sunbridge Halls, Sunbridge Road, Bradford, BD1 2HF

## DESCRIPTION

HUNTERS BRADFORD PRESENTS - SUNBRIDGE HALLS

FURNISHED STUDIO ROOM - IDEAL FOR SINGLES / PROFESSIONALS AND STUDENTS.

BILLS AND WIFI INCLUSIVE - LIFT ACCESS - 24-HOUR SECURITY - SECURE CARD ACCESS - LOCATED IN CITY CENTRE BD1 AREA - EN-SUITE SHOWER ROOM - OPEN PLAN KITCHEN - COUNCIL TAX BAND A - EPC RATING GRADE D

RENT PER MONTH - £500.00

DEPOSIT £576.00 -

This is a furnished studio room, internally you have an open plan design. To one end is the fitted kitchen with built in hob, microwave, both wall and base units. In the middle is an en-suite (shower, basin and WC). To the other end is the bedroom area with integrated television and bedroom area. Bills and Wi-Fi are included with secure card access to both the building and your room..

Within the Area; Sports Centre, Amenities, Transport Links, Local Shops and Schools.

Please note pictures are from previous tenancy and not current.

**\*\*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.**





# 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>71</b>
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

### 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.

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.

