



## 5 Upper Miller Gate, Bradford, West Yorkshire, BD1 1SX

- \*\* DEPOSIT FREE OPTION AVAILABLE \*\*
- IDEAL FOR PROFESSIONALS COUPLES AND STUDENTS
- AVAILABLE: AUGUST 2024
- LOCAL AMENITIES, SCHOOL AND TRANSPORT LINKS WITHIN THE AREA
- COUNCIL TAX BAND A
- ONE BEDROOM CITY CENTRE APARTMENT
- UNFURNISHED
- FOB/CODE ENTRY
- WESTFIELD BROADWAY SHOPPING CENTRE WITHIN THE AREA
- EPC RATING GRADE C

**£550 Per Calendar Month - Deposit £634 - \*\* Deposit Free option Available \*\***



# 5 Upper Miller Gate, Bradford, West Yorkshire, BD1 1SX

HUNTERS BRADFORD PRESENTS - GEORGES HOUSE BD1

1 BEDROOM CITY CENTRE APARTMENT (BD1). IDEAL FOR PROFESSIONALS COUPLES OR STUDENTS. LOCATED NEARBY THE WESTFIELD BROADWAY CENTRE., EPC RATING C , COUNCIL TAX BAND A

Briefly comprising of Open-Plan Lounge/Kitchen, with 1 Bedroom and Bathroom.

Bradford Interchange and Forster Square Retail Park are nearby, making transport links and shopping more convenient. The property is close to the Gym, Cinema, Bowling and Restaurants.

**\*\*DEPOSIT FREE OPTIONS 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.**

Disclaimer: Please note pictures are from previous tenancy.





**HUNTERS**  
BRADFORD  
HUNTERS.COM



**HUNTERS**  
BRADFORD  
HUNTERS.COM

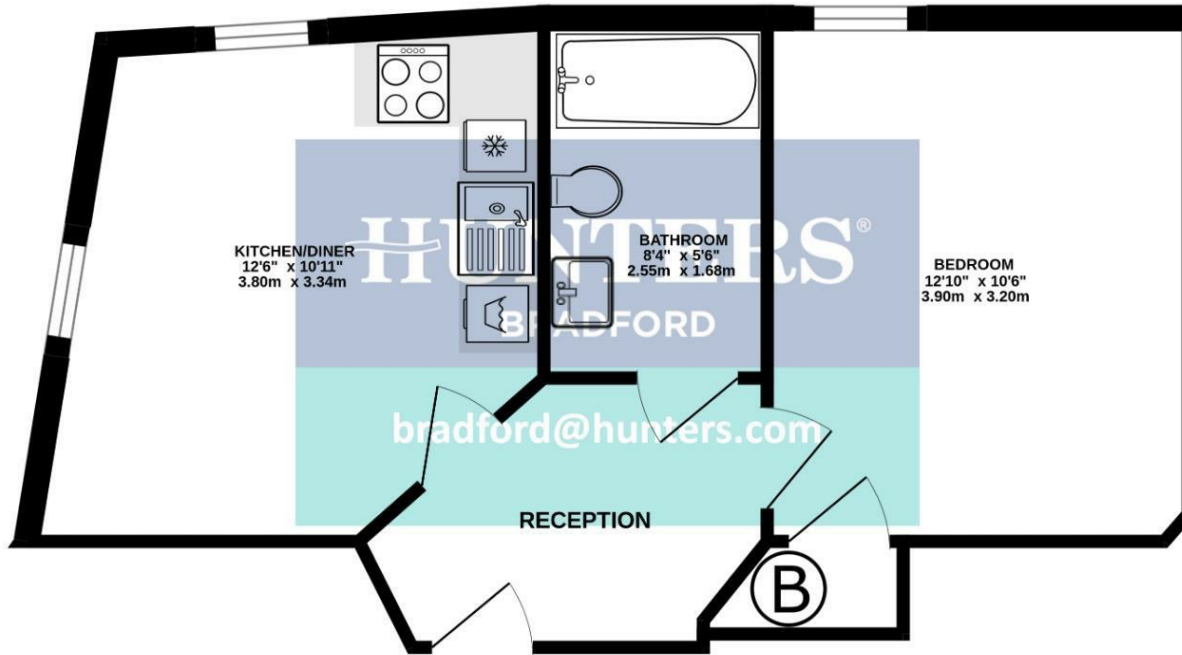


**HUNTERS**  
BRADFORD  
HUNTERS.COM



**HUNTERS**  
BRADFORD  
HUNTERS.COM

# 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.  
Made with Metropix ©2024

## Viewings

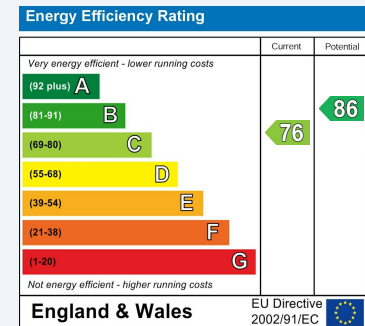
Please contact [bradford.lettings@hunters.com](mailto:bradford.lettings@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## 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.



2 Wakefield Road, Bradford, BD4 7AT  
Tel: 01274 393955 Email: [bradford.lettings@hunters.com](mailto:bradford.lettings@hunters.com) <https://www.hunters.com>

