



## Apartment 6, Georges House 5 Upper Millergate, Bradford, , BD1 1SX

- **\*\*DEPOSIT FREE OPTIONS AVAILABLE\*\***
- IDEAL FOR PROFESSIONALS AND COUPLES AND FAMILIES
- AVAILABLE: JULY 2024
- FOB/PIN ENTRY
- LOCAL AMENITIES, SCHOOL AND TRANSPORT LINKS WITHIN THE AREA
- 2 BEDROOM FIRST FLOOR APARTMENT
- EPC RATING-C
- FURNISHED
- BROADWAY SHOPPING CENTRE WITHIN THE AREA

**£650 Per Calendar Month - Deposit £750 - \*\* Deposit Free option Available \*\***



# Apartment 6, Georges House 5 Upper Millergate, Bradford, , BD1 1SX

## DESCRIPTION

HUNTERS BRADFORD PRESENTS - GEORGES HOUSE BD1

2 BEDROOM CITY CENTRE APARTMENT (BD1). IDEAL FOR PROFESSIONALS COUPLES OR STUDENTS. LOCATED NEARBY THE WESTFIELD BROADWAY CENTRE.

Briefly comprising of Open-Plan Lounge/Kitchen, with 2 Bedrooms and Bathroom.

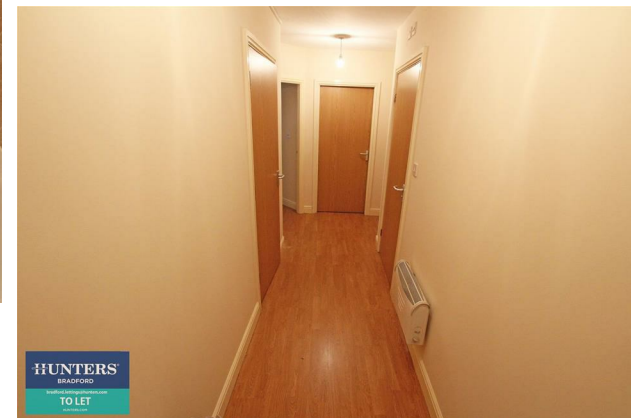
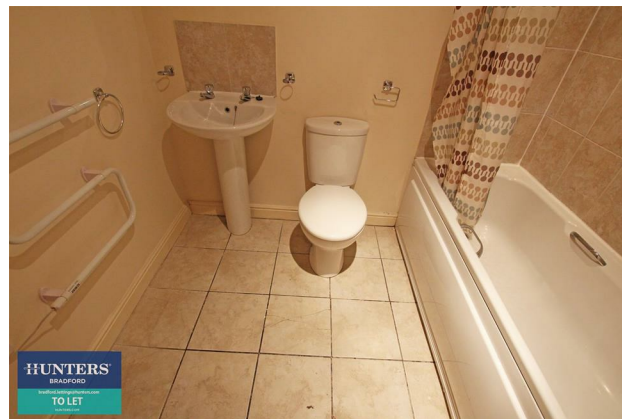
Within the Area there are; Local Schools, Amenities and Transport Links.

Council Tax Band - (A)

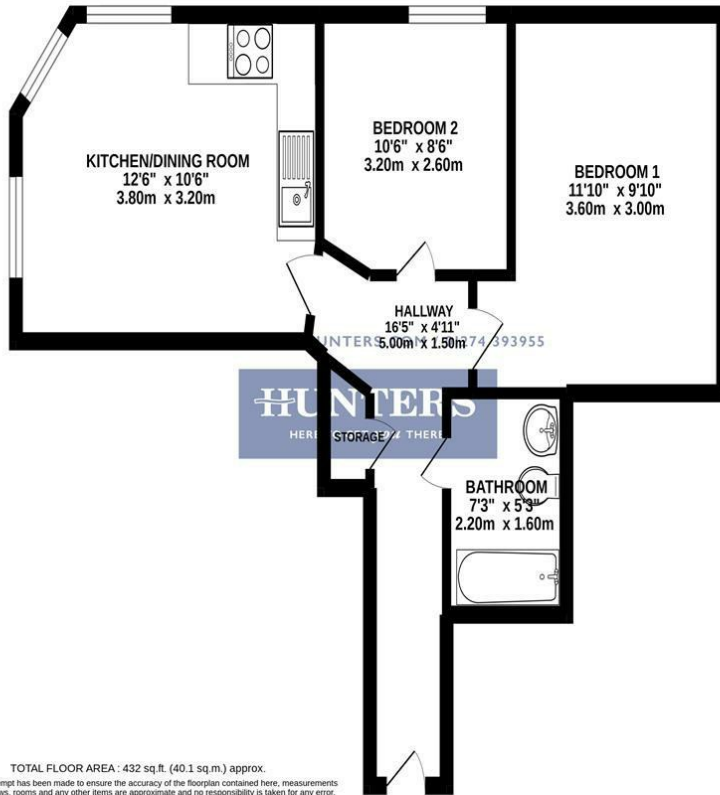
**\*\*DEPOSIT FREE OPTION AVAILABLE\*\***

**\*\*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.**



GROUND FLOOR  
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 432 sq.ft. (40.1 sq.m.) approx.  
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 Memopak i2022.

## 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.

2 Wakefield Road, Bradford, BD4 7AT

Tel: 01274 393955 Email:

bradford.lettings@hunters.com <https://www.hunters.com>



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		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>		<b>86</b>	(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>	(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE