

## Bolton Hall Road, Bradford, BD2 1BJ

- \*DEPOSIT FREE OPTIONS AVAILABLE\*
- BEDROOM 2 WITH BUILT IN WARDROBES
- FOUR PIECE BATHROOM
- FRONT YARD
- EPC RATING GRADE E
- TWO BEDROOM END TERRACE
- ACCOMMODATION OVER THREE FLOORS
- CELLAR AREA FOR STORAGE
- DOUBLE GLAZING
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS

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





# Bolton Hall Road, Bradford, BD2 1BJ

Welcome to this charming two-bedroom end terrace property located in the sought-after area of BD2 in Bradford, West Yorkshire.

This lovely home boasts a spacious accommodation spread over three floors, providing ample space for comfortable living. The second bedroom comes with convenient built-in wardrobes, offering practical storage solutions for your belongings.

One of the highlights of this property is the four-piece bathroom, adding a touch of luxury to your daily routine. Additionally, the cellar area provides extra storage space, perfect for keeping your home organized and clutter-free.

Outside, you will find a front yard where you can enjoy some fresh air and perhaps create a beautiful outdoor space to relax in. With a council tax band A, this property offers an affordable living option in a desirable location.

Don't miss the opportunity to make this house your home and enjoy the convenience of living in this well-appointed property. Contact us today to arrange a viewing and take the first step towards owning this delightful end terrace property in BD2.

**\*\*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.**

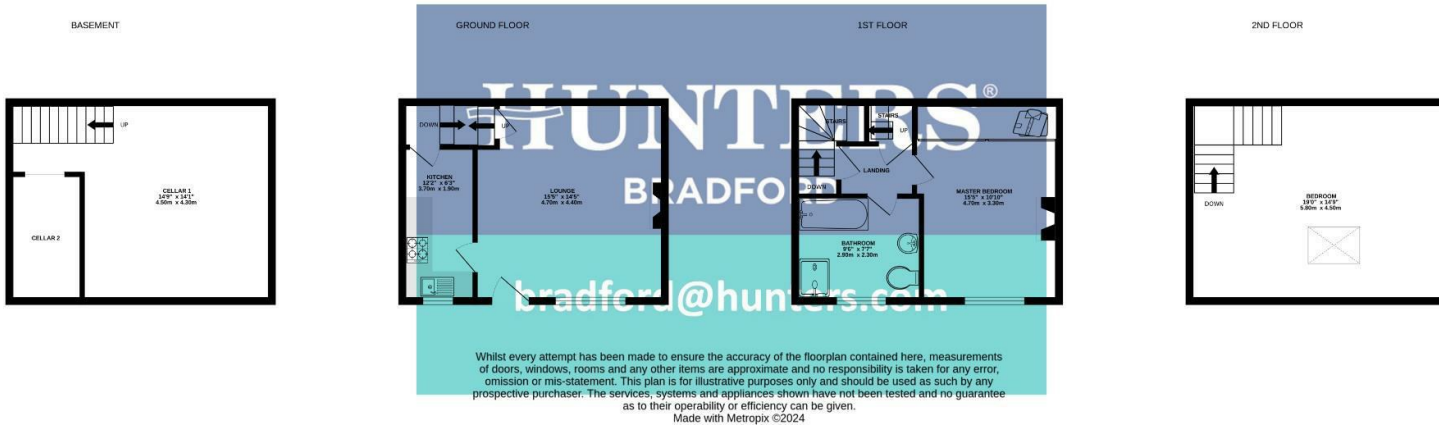


# ENERGY PERFORMANCE CERTIFICATE

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>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>49</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.

2 Wakefield Road, Bradford, BD4 7AT

Tel: 01274 393955 Email:

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



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

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