



Chapman Road, Thornbury, Bradford, West Yorkshire, BD3 7FF

- **** DEPOSIT FREE OPTION AVAILABLE ****
- REFURBISHED THROUGHOUT BY THE CURRENT OWNER TO A HIGH STANDARD
- MODERN BATHROOM
- ALLOCATED PARKING
- COUNCIL TAX BAND B
- TWO BEDROOM THRID FLOOR APARTMENT
- AVAILABLE PART FURNISHED OR UNFURNISHED
- LOUNGE WITH JULIET BALCONY
- LOCAL ACCESS TO BYPASS FOR LEEDS AND ACCESS TO BRADFORD
- EPC RATING GRADE C

£850 Per Month - Deposit £980 - ** Deposit Free option Available **



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DESCRIPTION

HUNTERS BRADFORD PRESENTS - BRAMMALL HOIUSE

Located in the heart of Thornbury, Bradford, this stunning two-bedroom third-floor apartment in Bramall House is a gem waiting to be discovered.

Step into a beautifully refurbished living space, boasting a modern bathroom and a lounge with a charming Juliet balcony, perfect for enjoying a morning coffee or a glass of wine in the evening. The property has been lovingly renovated to a high standard by the current owner, making it a hassle-free move for the lucky new tenant .

With 1 reception room, this purpose-built flat offers a cosy yet spacious feel across its 560 sq ft, providing ample room for comfortable living. The property, built in 2014, exudes a contemporary vibe that is both inviting and stylish.

Convenience is key with allocated parking for one vehicle, ensuring you never have to worry about finding a spot after a long day. Plus, with local access to the bypass for Leeds and Bradford, commuting or exploring the nearby areas couldn't be easier.

Don't miss out on the deposit-free option available for this property, making it even more appealing for those looking to move hassle-free. With a council tax band B and an EPC rating grade C, this apartment not only offers comfort and style but also practicality and efficiency.

This apartment is a true hidden treasure, offering a modern living experience in a convenient location. Book a viewing today and step into your new home at Bramall House.

Deposit Alternative Option

**A Deposit Alternative means instead of paying the 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.





Awaiting Floorplan

Viewings

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

Valuations

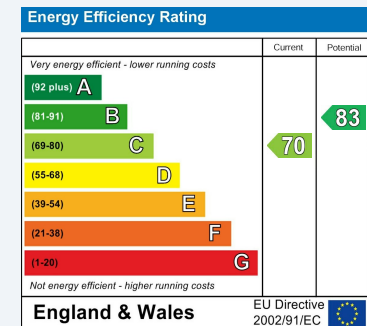
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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

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.

