



Heath Hall Avenue, Bierley, Bradford, West Yorkshire, BD4 6JN

- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- DINING KITCHEN
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- REAR GARDEN WITH DECKING AREA
- LOCAL SCHOOLS AND TRANSPORT LINKS WITHIN THE AREA

- *** DEPOSIT FREE OPTION ***
- GROUND FLOOR WC
- CONSERVATORY/SUN ROOM
- DRIVEWAY PARKING
- EPC RATING GRADE D AND COUNCIL TAX BAND B

£900 Per Calendar Month - Deposit £1,038 - ** Deposit Free option Available **

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DESCRIPTION

HUNTERS BRADFORD PRESENTS - HEATH HALL AVENUE - BD4

Welcome to this charming three-bedroom semi-detached family home located in the heart of Bierley, Bradford. Situated on Heath Hall Avenue, this property offers a perfect blend of comfort and convenience for a growing family.

As you step inside, you are greeted by a cosy reception room, perfect for relaxing with your loved ones. The dining kitchen is ideal for family meals and gatherings, while the ground floor WC adds a touch of practicality to everyday living.

This lovely home boasts three well-proportioned bedrooms, providing ample space for the whole family to unwind. The property also features a bright conservatory, overlooking the rear garden with a delightful decking area, perfect for enjoying a morning coffee or hosting summer barbecues.

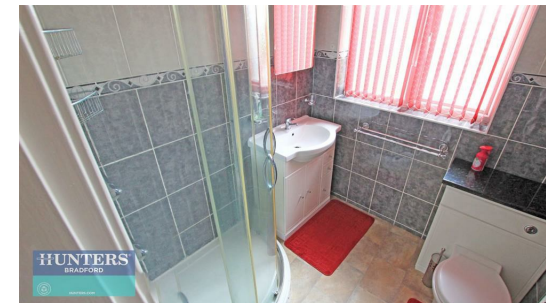
With the added benefits of double glazing and gas central heating, this home ensures warmth and comfort throughout the year. The convenience of driveway parking adds to the appeal of this property, making coming home a breeze.

Located in a family-friendly neighbourhood, this home is surrounded by local schools and excellent transport links, offering easy access to all amenities. The Energy Performance Certificate rating of Grade D ensures energy efficiency, while the Council Tax Band B makes this property even more attractive.

Don't miss out on the opportunity to make this wonderful house your new home. Contact us today to arrange a viewing and take the first step towards creating lasting memories in this fantastic property.

Deposit Alternative Option

**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





AWAITING FLOOR PLAN



Viewings

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

Valuations

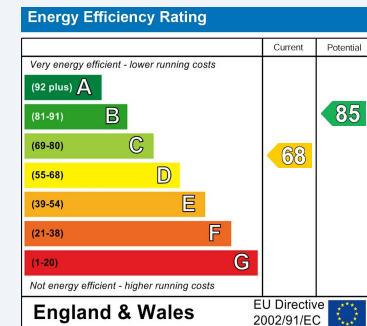
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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.

