



Ruby House, Dyson Street, Bradford, West Yorkshire, BD1 2RF

- ** DEPOSIT FREE OPTION AVAILABLE **
- IDEAL FOR PROFESSIONALS COUPLES AND STUDENTS
- FURNISHED
- BROADWAY SHOPPING CENTRE WITHIN THE AREA
- COUNCIL TAX BAND A
- ONE BEDROOM APARTMENT
- FOB AND PIN ENTRY
- TOWN CENTRE LOCATION
- LOCAL AMENITIES - UNIVERSITY - BUSES - TRAIN AND TRANSPORT LINKS WITHIN THE AREA
- EPC RATING GRADE B

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

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DESCRIPTION

Welcome to Ruby House, a charming one-bedroom apartment located in the heart of Bradford, West Yorkshire. This property is perfect for professionals, couples, and students alike, offering a deposit-free option for your convenience.

As you step into this furnished apartment, you are greeted by a cosy reception room that is perfect for relaxing or entertaining guests. The bedroom provides a peaceful retreat, and the bathroom offers modern amenities for your comfort.

One of the highlights of this property is the FOB and PIN entry system, providing you with added security and peace of mind.

Located in the town centre, you are just a stone's throw away from the bustling Broadway Shopping Centre, where you can indulge in retail therapy or enjoy a meal at one of the many restaurants.

With local amenities such as the university, buses, trains, and transport links within easy reach, you'll find everything you need right at your doorstep.

The council tax band A and EPC rating grade B make this apartment not only a desirable living space but also a practical choice.

Don't miss out on the opportunity to make Ruby House your new home.

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.

Book a viewing today and experience the convenience and comfort this apartment has to offer in a vibrant and bustling location.





2ND 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.
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Viewings

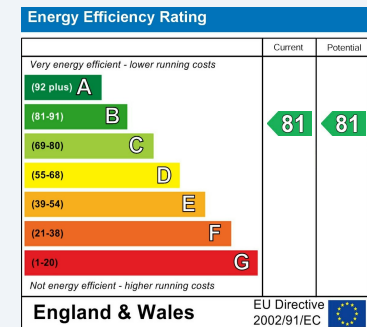
Please contact bradford.lettings@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

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

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.



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