



## Claremont Villas, Claremont Terrace Bradford, BD5 0DQ

- \*\* DEPOSIT FREE & FIXED DEPOSIT OPTIONS AVAILABLE \*\*
- BILLS, WIFI AND COUNCIL TAX INCLUDED
- CENTRAL HEATING
- SHARED LAUNDRY ROOM
- COUNCIL TAX BAND A
- HMO BEDROOM TO LET
- DOUBLE GLAZING
- SHARED KITCHEN & COMMON ROOM KITCHEN DINING ROOM
- 3 x SHARED BATH/SHOWER ROOMS
- EPC RATING GRADE E



**£400 Per Month - Deposit £461 - \*\* Deposit Free option Available \*\***



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HUNTERS BRADFORD PRESENTS - CLAREMONT VILLAS

\*\*\* DEPOSIT FREE & FIXED DEPOSIT OPTIONS AVAILABLE \*\*\* - HMO BEDROOM TO LET - DOUBLE GLAZING - CENTRAL HEATING - SHARED KITCHEN - SHARED LAUNDRY ROOM - 2 X SHARED BATH/SHOWER ROOMS - COUNCIL TAX BAND A - EPC RATING GRADE E - WIFI, ELECTRIC, GAS AND WATER BILLS INCLUDED - COUNCIL TAX INCLUDED

## BEDROOM

A double room with double glazed window and radiator.

## PROPERTY OVERVIEW

Briefly comprising of, lower ground floor common room, bedrooms, lower ground kitchen, shared bath/shower room.

## LOWER GROUND COMMON ROOM

Fully fitted kitchen with a range of base and wall units incorporating stainless steel sink and drainer and dining table.

## LOWER GROUND FLOOR SINGLE KITCHEN

Fully fitted kitchen with a range of base and wall units incorporating stainless steel sink and drainer

## LAUNDRY ROOM

Lower ground floor laundry room with washing machine.

## BATHROOM

Four-piece bathroom with bath, shower cubicle, basin and WC.

## SHOWER ROOM

Shower cubicle with shower, wash hand basin and WC.

\*\* 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.

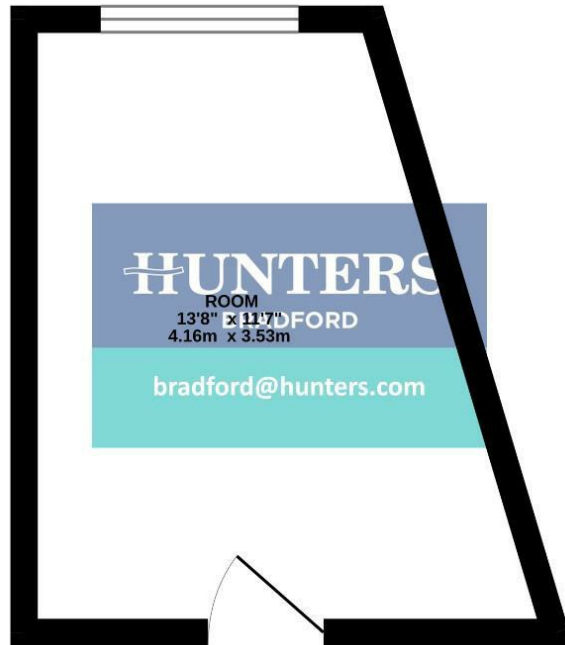








## GROUND FLOOR



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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## Viewing

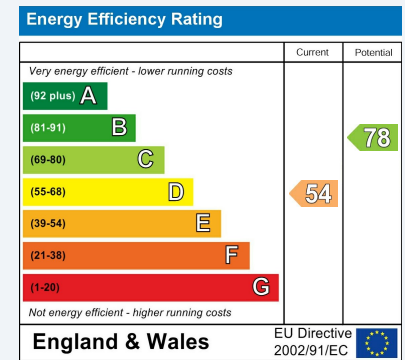
Please contact our Hunters Bradford Lettings Office on 01274 393955 if you wish to arrange a viewing appointment for this property or require further information.

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



## 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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HERE TO GET *you* THERE