

## Cranford Place, Wilsden, Bradford, BD15 0AD

- \*\*DEPOSIT FREE OPTION AVAILABLE\*\*
- IDEAL FOR PROFESSIONALS OR COUPLES
- AVAILABLE: MAY 2025
- ORIGINAL FEATURES AND LOG BURNER
- CUL-DE-SAC LOCATION
- 2 BEDROOM COTTAGE
- EPC RATING - E
- PRIVATE PARKING
- DOUBLE GLAZING AND CENTRAL HEATING
- LOCAL AMENITIES AND TRANSPORT LINKS WITHIN THE AREA



**£750 Per Calendar Month - Deposit £865 - \*\* Deposit Free option Available \*\***



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## DESCRIPTION

Hunters Bradford presents this charming terraced property, available to let and situated in a highly sought-after urban location. This property is in good condition, offering comfort, convenience and character in one package. The practical layout and design of this home make it an ideal residence for professionals and couples alike.

The property encompasses two well-proportioned bedrooms, offering ample space for rest and relaxation. The bathroom is finished to a good standard, providing functional and comfortable facilities. The heart of the home is the open-plan reception room, a space that invites comfort and exudes modern elegance. Accentuated by a delightful fireplace, this space is perfect for unwinding after a long day or hosting guests.

The kitchen is fully equipped, making meal preparation a pleasure rather than a chore. The open-plan design fosters a social atmosphere, allowing conversations to flow freely from the kitchen to the reception room.

An added advantage of this property is its Energy Performance Certificate (EPC) rating of E, which denotes moderate energy efficiency. Council tax falls into band B, providing a further indication of the property's affordability.

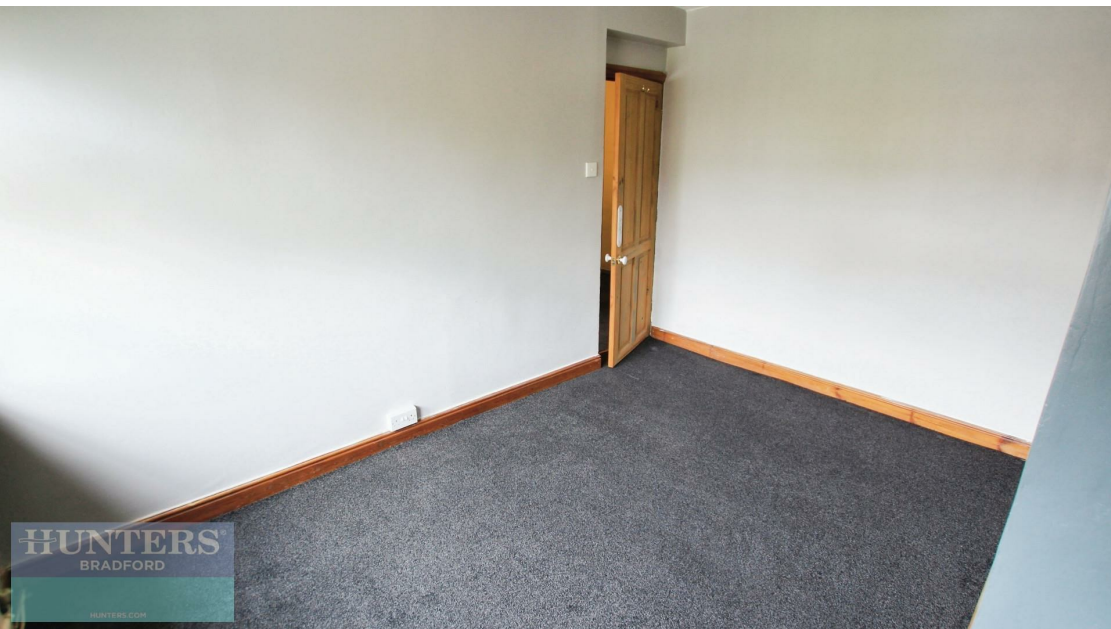
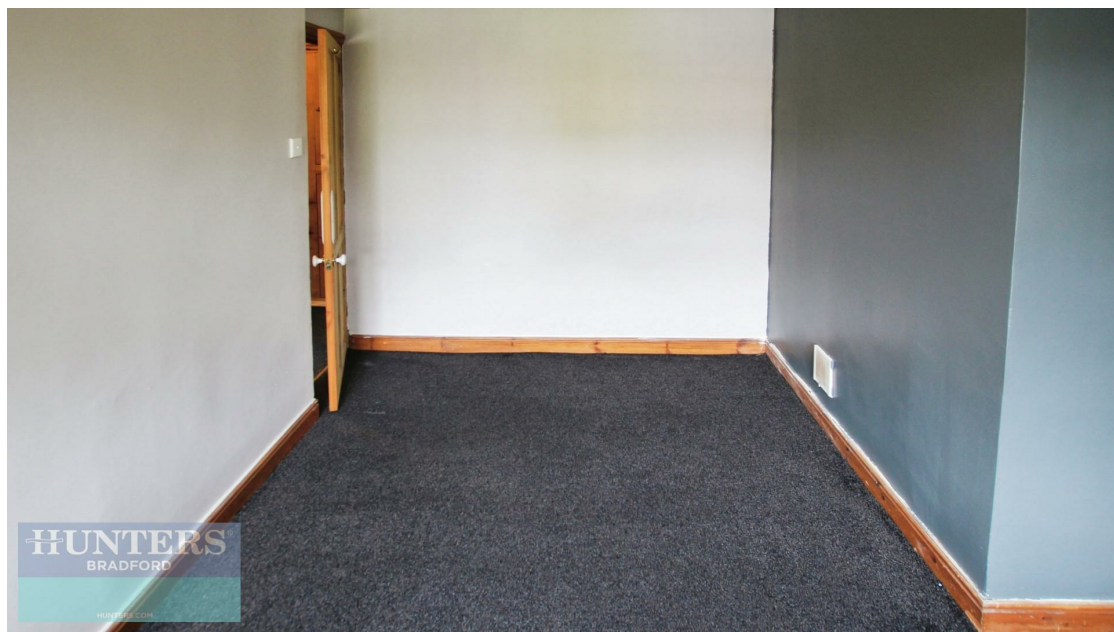
The location is another significant highlight. The property sits within easy reach of various local amenities, including shops, restaurants and leisure facilities. Public transport links are also in close proximity, making commuting a breeze.

**\*\* 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  
253 sq.ft. (23.5 sq.m.) approx.

1ST FLOOR  
245 sq.ft. (22.8 sq.m.) approx.



TOTAL FLOOR AREA: 498 sq.ft. (46.3 sq.m.) approx.

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

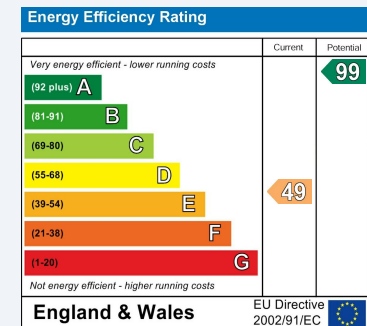
Please contact [bradford.lettings@hunters.com](mailto:bradford.lettings@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.