

## 218 Sunbridge Halls, 178 Sunbridge Road Bradford, West Yorkshire, BD1

- \*\*DEPOSIT FREE OPTION AVAILABLE\*\*
- IDEAL FOR PROFESSIONAL COUPLES INDIVIDUALS OR STUDENTS
- FOB ENTRY AND 24 HOUR CCTV
- LIFT ACCESS
- FOSTER SQUARE AND TRANSPORT LINKS WITHIN THE AREA
- FURNISHED STUDIO APARTMENT
- INCLUSIVE OF BILLS
- AVAILABLE: MAY 2025
- EPC RATING C - COUNCIL TAX BAND A
- WESTFIELD BROADWAY SHOPPING CENTRE WITHIN THE AREA



**£500 Per Month - Deposit £576 - \*\* Deposit Free option Available \*\***

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## DESCRIPTION

Hunters Bradford are delighted to introduce to the rental market this stunning, furnished flat. This property, located within reach of public transport links and local amenities, is ideally suited for both students and professionals.

The property boasts a well-equipped kitchen, ensuring you have everything you need to prepare your meals. The modern, clean aesthetic of this property is complemented by the comfort and convenience it offers. With one spacious bedroom and a stylish bathroom, this flat provides the perfect sanctuary to unwind after a long day.

One of the unique benefits of this property is the inclusion of bills and WiFi in the rental cost. This will certainly ease your financial planning and offer you the convenience of a single payment for multiple utilities. The flat also provides a high level of security with a state-of-the-art fob entry system, putting your safety and peace of mind at the forefront.

Furthermore, the communal laundry room is an additional amenity that adds to the convenience of living in this flat. With the ability to do laundry onsite, you will find daily tasks more manageable.

This property is rated C on the Energy Performance Certificate (EPC), The Council Tax is in band A, which is the lowest band, offering potential savings in your outgoings.

This flat is a fantastic opportunity for those seeking a comfortable and convenient living situation. We encourage interested parties to arrange a viewing at the earliest convenience.

**\*\*Deposit Free Options 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.**







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

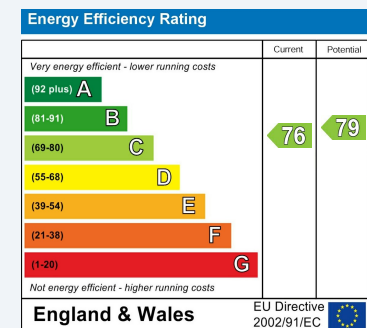
Please contact [bradford.lettings@hunters.com](mailto:bradford.lettings@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.