



James Street 2, Bradford, West Yorkshire, BD1

- ** DEPOSIT FREE OPTION AVAILABLE **
- IDEAL FOR PROFESSIONALS COUPLES OR STUDENTS
- COMMUNAL UTILITY WASHING MACHINE ROOM
- ELECTRIC HEATING
- COUNCIL TAX BAND A

- 1 BEDROOM CITY CENTRE APARTMENT
- FURNISHED
- PIN CODE AND FOB ENTRY
- EPC RATING: C
- LOCAL AMENITIES, SCHOOL AND TRANSPORT LINKS WITHIN THE AREA



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

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DESCRIPTION

Hunters Bradford are delighted to present this elegant, furnished flat in the heart of the city centre, now available to let. This property is ideal for professionals, couples, and students who value the convenience of city living and the comfort of a well-appointed home.

The flat is beautifully presented and boasts an open-plan design, perfect for modern living. It has one generously proportioned bedroom, a well-equipped kitchen, a comfortable reception room, and a functional bathroom. The property's condition is excellent, and it comes fully furnished, reducing the stress of moving and making it easy for you to settle in.

The EPC rating for this property is C, indicating a relatively good energy efficiency level. Council tax for this property falls into band A, making it an affordable choice.

One of the standout features of this property is its outstanding location. Positioned in the city centre, the flat provides easy access to public transport links, making commuting a breeze. Additionally, local amenities are just a stone's throw away, ensuring you have everything you need right on your doorstep.

This property strikes a perfect balance between city living and a cosy home. Its location and features make it a not-to-be-missed opportunity. Book a viewing today to see this city centre gem for yourself.

****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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Viewings

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

Valuations

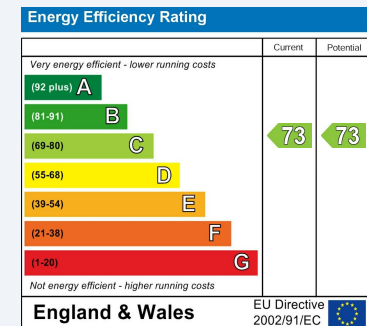
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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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.

