



James Street 28, Bradford, West Yorkshire, BD1

- **DEPOSIT FREE OPTIONS AVAILABLE**
- IDEAL FOR PROFESSIONALS, COUPLES OR STUDENTS
- AVAILABLE: NOW
- FURNISHED
- EPC RATING-C

- ONE BEDROOM CITY CENTRE APARTMENT
- COMMUNAL LAUNDRY ROOM
- SECURE FOB/CODE ENTRY
- COUNCIL TAX BAND- A
- LOCAL AMENITIES, SCHOOL AND TRANSPORT LINKS WITHIN THE AREA



£600 Per Month - Deposit £692 - ** Deposit Free option Available **

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DESCRIPTION

Hunters Bradford presents this delightful flat, conveniently located with excellent public transport links and local amenities, is now available for let. The flat is in good condition, presenting an inviting atmosphere suitable for professionals, couples, or students looking for a comfortable living space in a prime location.

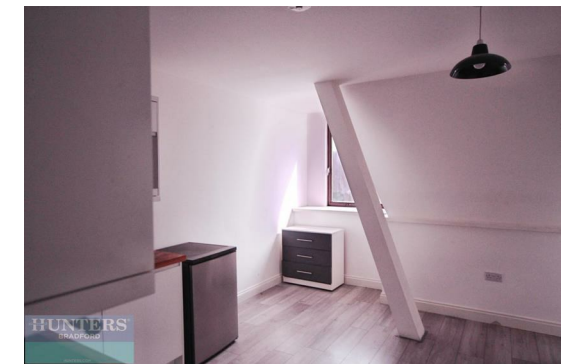
The property features a spacious open plan reception room, perfect for entertaining or relaxing after a long day. The kitchen is a modern space, offering the convenience of cooking and dining in one area. The flat boasts one well-proportioned bedroom and a fully fitted showeroom, providing an ideal living arrangement for a single occupant or a couple.

The property has an EPC rating of 'C', indicating a reasonable level of energy efficiency. In terms of council tax, the flat falls under band 'A', offering a cost-effective solution for potential tenants.

Overall, this flat offers an excellent opportunity for those looking for a cosy, well-maintained home in a thriving area. Its proximity to public transport links and local amenities, coupled with its good condition, make it a great choice for those keen on convenient, comfortable living. With one reception room, a kitchen, a bedroom, and a bathroom, this property provides well-rounded accommodation for a wide range of potential tenants. An early viewing is highly recommended to appreciate the potential of this home.

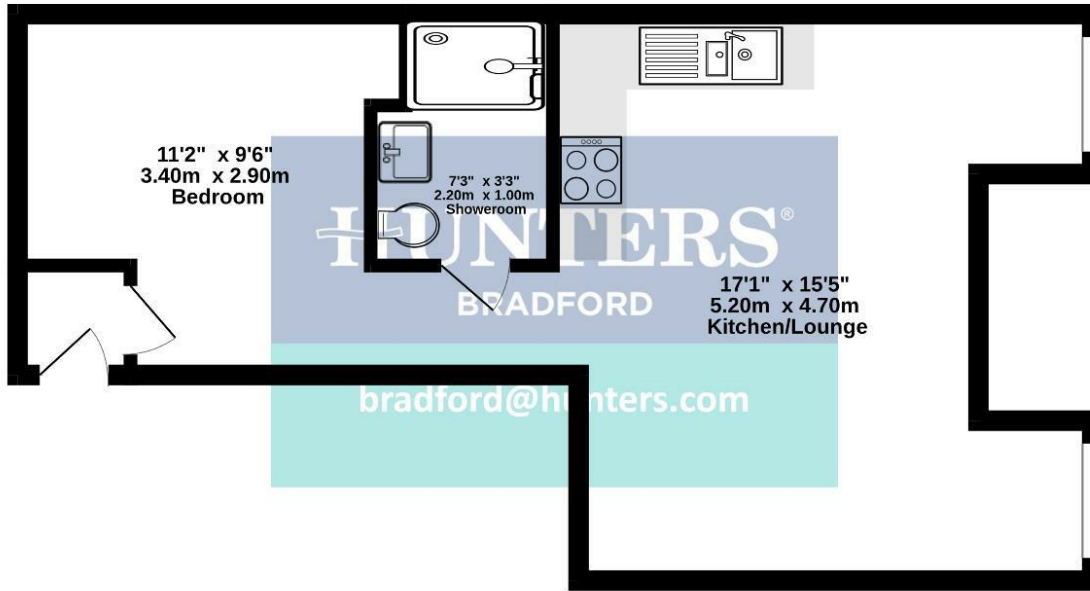
****Deposit Free Option Available****

****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
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA: 384 sq.ft. (35.7 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

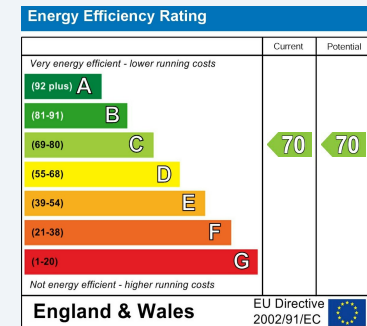
Please contact bradford.lettings@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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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