



Sunbridge Halls, 178 Sunbridge Road, Bradford, BD1

- **DEPOSIT FREE OPTIONS AVAILABLE**
- WIFI AND BILLS INCLUDED
- ON STREET PARKING
- FURNISHED
- COUNCIL TAX BAND- A
- STUDIO ROOM
- IDEAL FOR PROFESSIONALS, COUPLES OR STUDENTS
- AVAILABLE: NOW
- EPC RATING- C
- LOCAL AMENITIES, SCHOOL AND TRANSPORT LINKS WITHIN THE AREA

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



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DESCRIPTION

Hunters Bradford present this splendid one-bedroom flat/studio, ideally situated with accessible public transport links and local amenities. This property is listed as "To Let" and offers a furnished condition that ensures an uncomplicated move-in process for prospective tenants.

Moreover, the flat comes with a fitted kitchen, providing the ideal space for culinary endeavours. The property also boasts one comfortable bedroom and a showeroom, complete with all the necessary facilities.

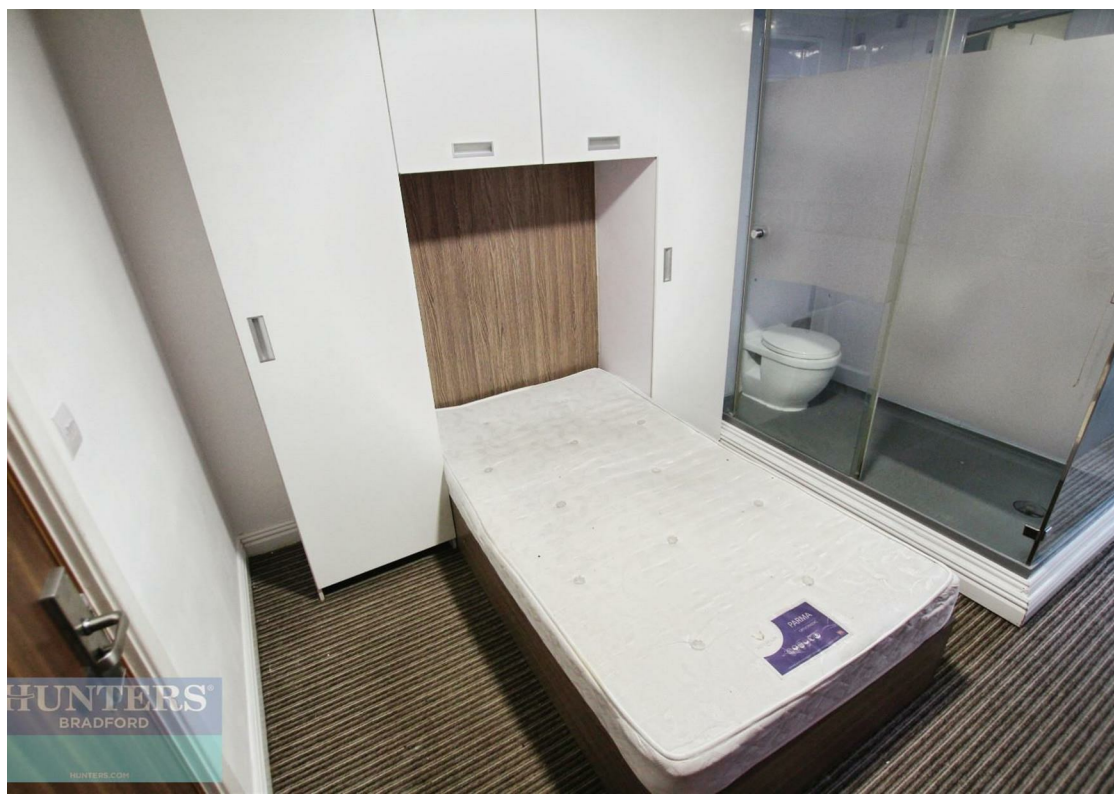
Part of the unique features of this property includes a concierge desk, adding an extra layer of convenience and security. lift access and communal laundry area. This coupled with an energy performance certificate (EPC) rating of "C", reflecting a reasonably good level of energy efficiency, and a council tax band "A", which is the lowest, makes this property a very attractive proposition.

The property would ideally suit professionals, couples, or students seeking a well-appointed home in a fantastic location. It offers a harmonious blend of comfort, functionality, and location, making it a prime choice for those looking to rent. This flat truly embodies a modern, convenient, and comfortable style of living.

****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.**





FIFTH FLOOR
181 sq.ft. (16.8 sq.m.) approx.



TOTAL FLOOR AREA: 181 sq.ft. (16.8 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

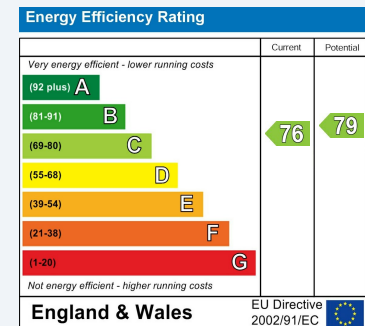
Please contact bradford.lettings@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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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