



Holy Well Drive, Bradford, West Yorkshire, BD10, BD1

- ****DEPOSIT FREE OPTIONS AVAILABLE****
- IDEAL FOR PROFESSIONALS, COUPLES OR FAMILIES
- INTEGRATED APPLIANCES
- PRIVATE PARKING
- COUNCIL TAX BAND- A
- THREE BEDROOM SEMI DETACHED HOUSE
- DOUBLE GLAZING AND CENTRAL HEATING
- AVAILABLE: MAY 2025
- EPC RATING- B
- LOCAL AMENITIES, SCHOOL AND TRANSPORT LINKS WITHIN THE AREA



£1,000 Per Calendar Month - Deposit £1,153 - ** Deposit Free option Available **

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DESCRIPTION

Hunters Bradford are delighted to present this impressive semi-detached property, currently available to let. Maintained in good condition, the home is ideal for professionals, couples, and families alike seeking a comfortable and convenient lifestyle.

The residence accommodates three tastefully appointed bedrooms, offering ample living space for all occupants. It also contains a single bathroom, thoughtfully designed and equipped with all necessary fittings. An additional feature of this property is its ground floor W/C, providing an extra element of convenience.

The heart of the home is the kitchen/diner, a welcoming space perfect for cooking and entertaining. The property also includes a single reception room, a cosy setting for relaxation or socialising.

Rated 'B' on the EPC scale, this property is energy efficient, promising lower utility bills and a reduced carbon footprint. Falling within council tax band 'A',

One of the notable aspects of this property is its prime location. It is situated in close proximity to public transport links, offering easy access to various parts of the city. Local amenities are also within easy reach, adding to the convenience of daily living.

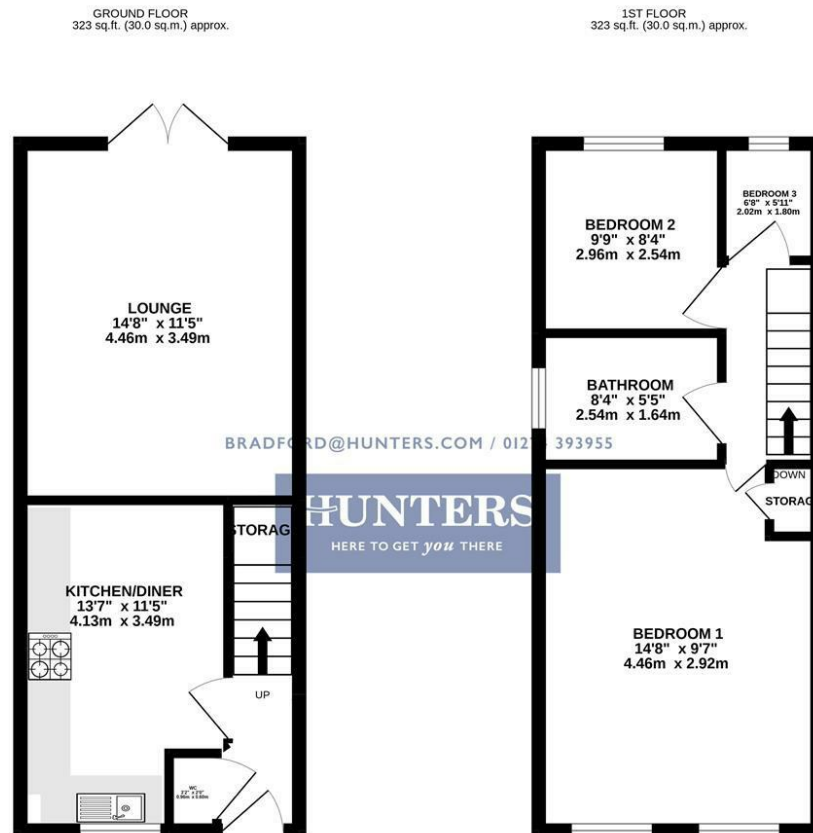
In summary, this semi-detached property is a gem, combining comfort, convenience, and cost-effectiveness. It offers a desirable opportunity for those seeking to rent a quality home in a prime location.

****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.**







TOTAL FLOOR AREA: 645 sq.ft. (60.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 is given as to their operability or efficiency can be given.
Made with Metropix 10/2022

Viewings

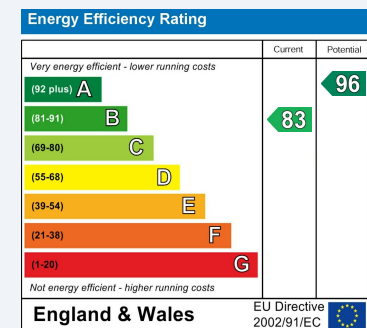
Please contact bradford.lettings@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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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