



## Byron Halls, Byron Street, Bradford, West Yorkshire, BD3

- \*\*DEPOSIT FREE OPTIONS AVAILABLE\*\*
- IDEAL FOR PROFESSIONALS, COUPLES OR FAMILIES
- SECURE GATED PARKING
- PART FURNISHED
- EPC RATING- D
- TWO BEDROOM APARTMENT
- LIFT ACCESS
- AVAILABLE: NOW
- COUNCIL TAX BAND- B
- LOCAL AMENITIES, SCHOOL AND TRANSPORT LINKS WITHIN THE AREA

**£750 Per Calendar Month - Deposit £865 - \*\* Deposit Free option Available \*\***





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## DESCRIPTION

Hunters Bradford are delighted to offer to the rental market this well-maintained flat, presented in good condition. The property is ideally suited for families, professionals or couples seeking a comfortable and convenient living space.

The property features two bedrooms, a single bathroom, a kitchen/reception room. The open-plan layout ensures a seamless flow from one room to the next, creating a warm and inviting ambiance throughout the home. The kitchen is a culinary enthusiast's delight, offering ample preparation and storage space. The reception room, with its generous proportions, is perfect for both entertaining guests and enjoying quiet evenings in.

The flat is located in an area with excellent public transport links, local amenities, and cycling routes, making it the perfect choice for those who value convenience and accessibility.

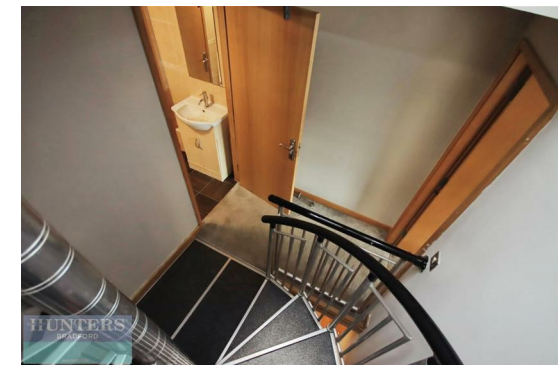
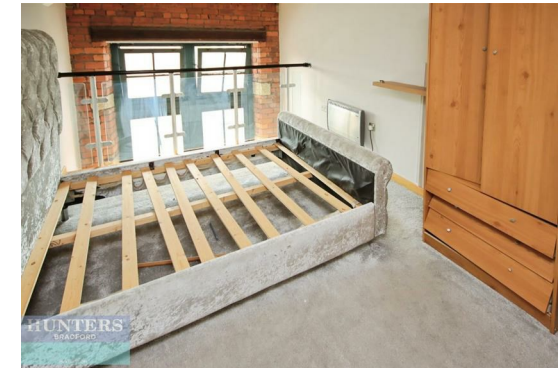
Additionally, the flat boasts of unique features such as secure gated parking and lift access, providing both convenience and peace of mind to the residents.

The property is rated D for energy performance, indicating reasonable running costs. It falls within Council Tax Band B, translating to manageable local tax charges.

In conclusion, this flat provides a fantastic blend of comfort, practicality, and convenience. It presents a wonderful rental opportunity for those looking to live in a property that combines classic and contemporary features while offering excellent accessibility to local amenities.

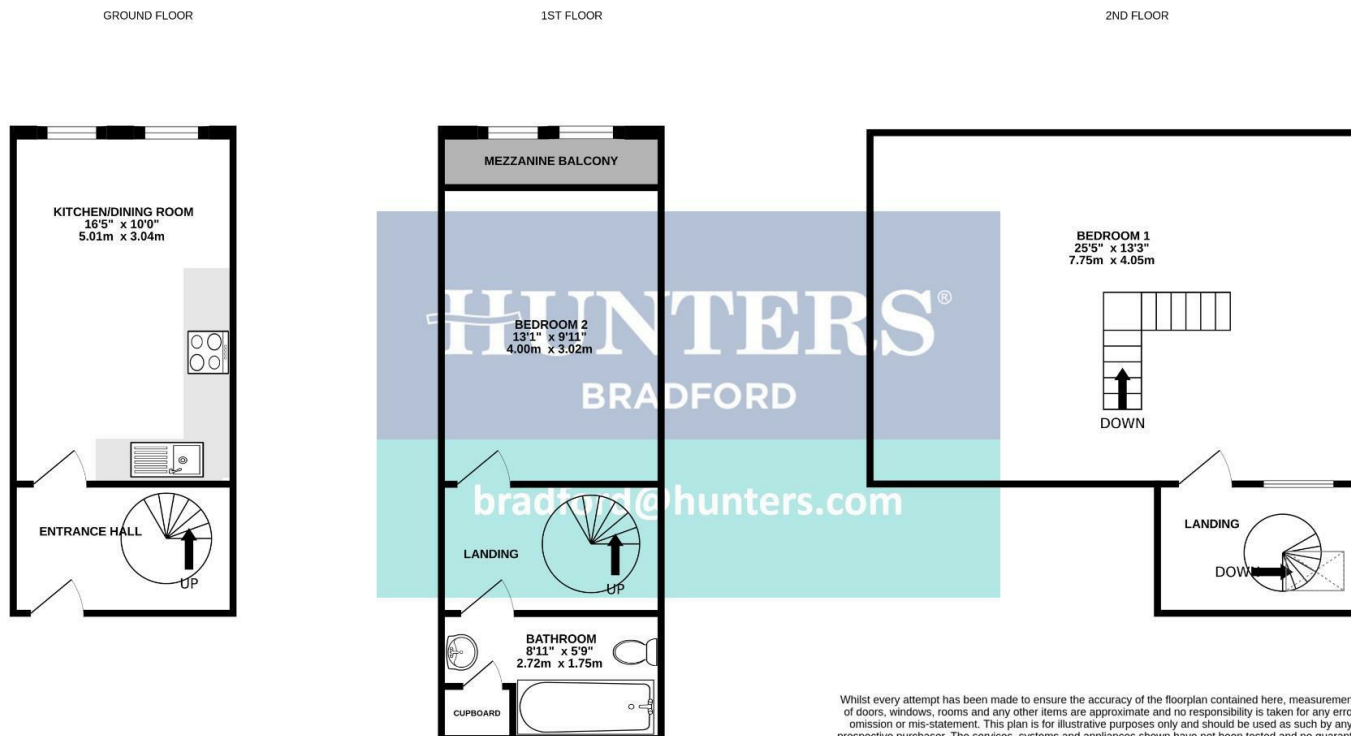
**\*\*Deposit Free Option Available\*\***

**\*\*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.**









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

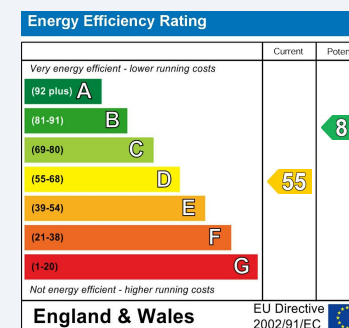
Please contact [bradford.lettings@hunters.com](mailto:bradford.lettings@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.