

Sunbridge Road, Bradford, West Yorkshire, BD1 2HB

- ****DEPOSIT FREE OPTION AVAILABLE****
- IDEAL FOR PROFESSIONALS, COUPLES AND STUDENTS
- INTEGRATED APPLIANCES
- EPC RATING D
- WESTFIELD BROADWAY SHOPPING CENTRE WITHIN THE AREA
- TWO BEDROOM CITY CENTRE APARTMENT
- PART FURNISHED
- ON STREET PARKING
- COUNCIL TAX BAND A
- LOCAL AMENITIES, SCHOOL AND TRANSPORT LINKS WITHIN THE AREA



£650 Per Calendar Month - Deposit £801 - ** Deposit Free option Available **

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DESCRIPTION

Hunters Bradford are delighted to present an exquisite two-bedroom flat available for let. This property is offered in a furnished condition, perfect for those seeking a place that is ready to move into. The flat boasts a spacious reception room, ideal for entertaining, and a fully equipped kitchen. The property has two well-sized bedrooms and a practical bathroom, offering all the comforts you would expect from a modern home.

This property holds an energy performance certificate (EPC) rating D, demonstrating an above-average energy efficiency level, which is advantageous in terms of lower energy costs. Furthermore, it falls within council tax band A, which is the lowest band, resulting in more affordable living costs.

The flat is ideally situated with excellent transport links in the vicinity, making it a perfect base for professionals and couples alike. It is also conveniently close to local amenities, providing easy access to a range of essential services and facilities.

This property does not only offer comfortable living spaces but also a convenient location. It is a perfect match for professionals seeking a simple commute or couples looking for a vibrant community to live in.

In summary, this is a charming two-bedroom flat, ready to move into, located in a sought-after area. It offers well-proportioned living spaces, excellent transport links, and local amenities within easy reach. A truly desirable property not to be missed.

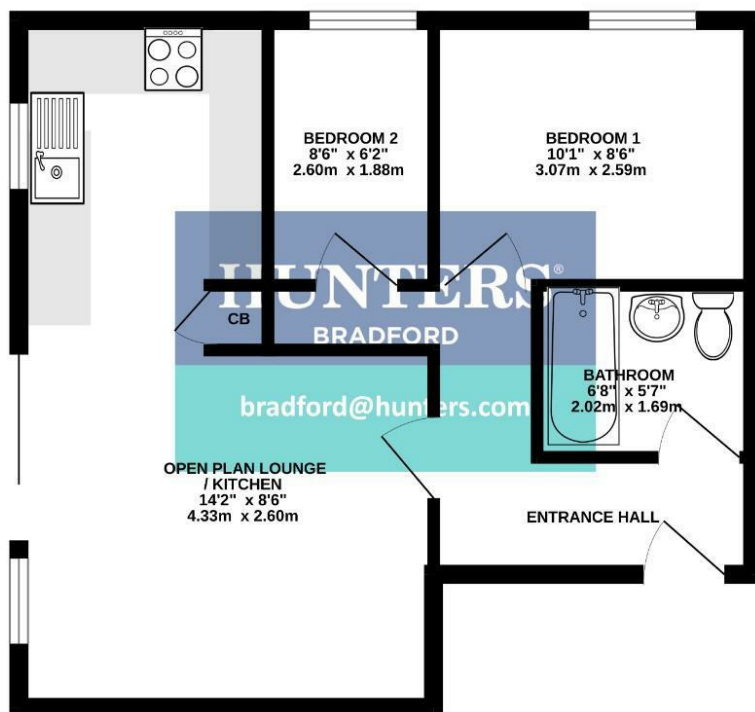
**** Flatfair's No Deposit solution ****

**** This property is available with flatfair's No Deposit solution, so you won't have to pay a traditional deposit. Instead, you would pay a small check-in fee equal to 28% of a month's rent (+VAT) – significantly less than a five week deposit. This fee is non-refundable and is not a deposit so cannot be used towards covering the cost of any future damages that might occur.****





FIRST 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

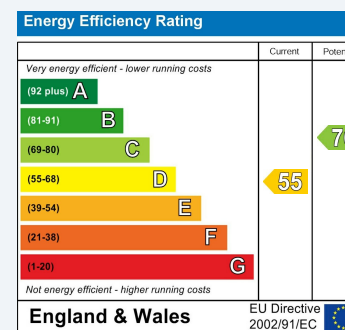
Please contact bradford.lettings@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

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

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.