

Sunbridge Halls, Sunbridge Road, Bradford, BD1 2HF

- **DEPOSIT FREE OPTION AVAILABLE**
- INCLUSIVE OF ELECTRIC, WATER, AND WIFI
- LIFT ACCESS
- SECURE KEY CARD ENTRY- CCTV SECURITY
- COUNCIL TAX BAND A
- IDEAL FOR PROFESSIONALS AND STUDENTS
- COMMUNAL LAUNDRY AREA
- FURNISHED
- EPC RATING GRADE 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 are delighted to present to you this one-bedroom flat that is available to let. This property is ideally suited for professionals or students who value comfort and convenience.

The flat is furnished to a good standard and ready for immediate occupancy. The property offers a unique open-plan living area, creating a spacious and modern environment to relax and entertain. The kitchen is well-equipped with all the necessary appliances and cabinetry, ready to cater to all your culinary needs.

Adding to the luxury of this property is an en-suite bathroom that accompanies the generously sized bedroom. This offers the convenience and privacy that many tenants desire.

One of the notable features of this property is the communal laundry facility. This shared amenity makes the property an even more practical choice for busy individuals or students. Furthermore, the building features lift access, adding an extra level of convenience for residents.

This property holds an EPC rating of D and falls under Council Tax Band A.

The location of the flat is another benefit, being conveniently close to public transport links and local amenities. This ensures all your needs are within easy reach, contributing to a hassle-free living experience.

In summary, this one-bedroom flat offers a unique blend of comfort, convenience, and modern living. With its excellent location, well-considered features, and furnished condition, it stands as a top choice for those seeking quality accommodation.

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

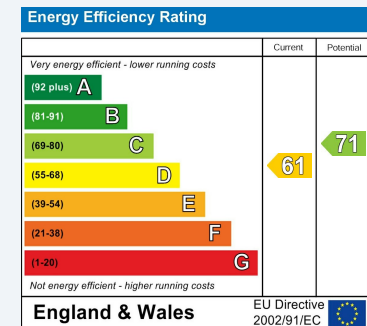
**** This property is available with flatfair's No Deposit solution, so you won't have to pay a traditional deposit. Instead, you would pay a small check-in fee equal to 28% of a month's rent (+VAT) – significantly less than a five week deposit. This fee is non-refundable and is not a deposit so cannot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





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.

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.



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