



Prudential Building, Ivegate, Bradford, BD1

- ** DEPOSIT FREE OPTION AVAILABLE **
- OPEN PLAN LOUNGE / KITCHEN
- CITY CENTRE LOCATION
- INTERNAL VIEWING RECOMMENDED
- COUNCIL TAX BAND A
- IDEAL FOR PROFESSIONALS COUPLES AND STUDENTS
- FURNISHED
- AVAILABLE SEPTEMBER 2025
- EPC RATING GRADE C
- LOCAL AMENITIES, SCHOOL AND TRANSPORT LINKS WITHIN THE AREA



£675 Per Calendar Month - Deposit £778 - ** Deposit Free option Available **

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DESCRIPTION

Hunters Bradford present this modern and well-presented two-bedroom furnished flat available to let, conveniently located in the heart of the city centre. This property offers an ideal living space for professionals, couples, or students seeking a stylish and practical home with excellent access to everything the city has to offer.

Boasting a bright and spacious reception room, the flat provides a comfortable area for relaxing or entertaining guests. The property also features a well-equipped kitchen, designed with convenience in mind for everyday living. Both bedrooms are generously sized, offering flexibility for those who may wish to turn one into a study or guest room. The bathroom is fitted with contemporary fixtures, ensuring a comfortable and functional space.

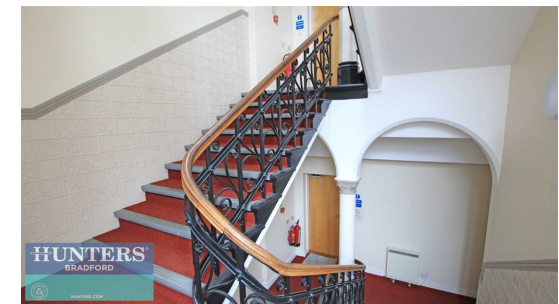
Energy efficiency is an added benefit, as the property holds an EPC rating of C, helping to keep running costs affordable. The council tax is assessed in band A, making it a cost-effective choice for tenants.

Situated within easy reach of reliable public transport links, this flat ensures straightforward commutes and connectivity throughout the city and beyond. Residents will also appreciate a prime city centre location, with an array of local amenities, shops, cafes, and entertainment venues just a short walk away.

Early viewing is highly recommended for this attractive, turn-key flat—the perfect solution for anyone seeking quality accommodation in a vibrant and well-connected location. Contact our office today to arrange your viewing appointment.

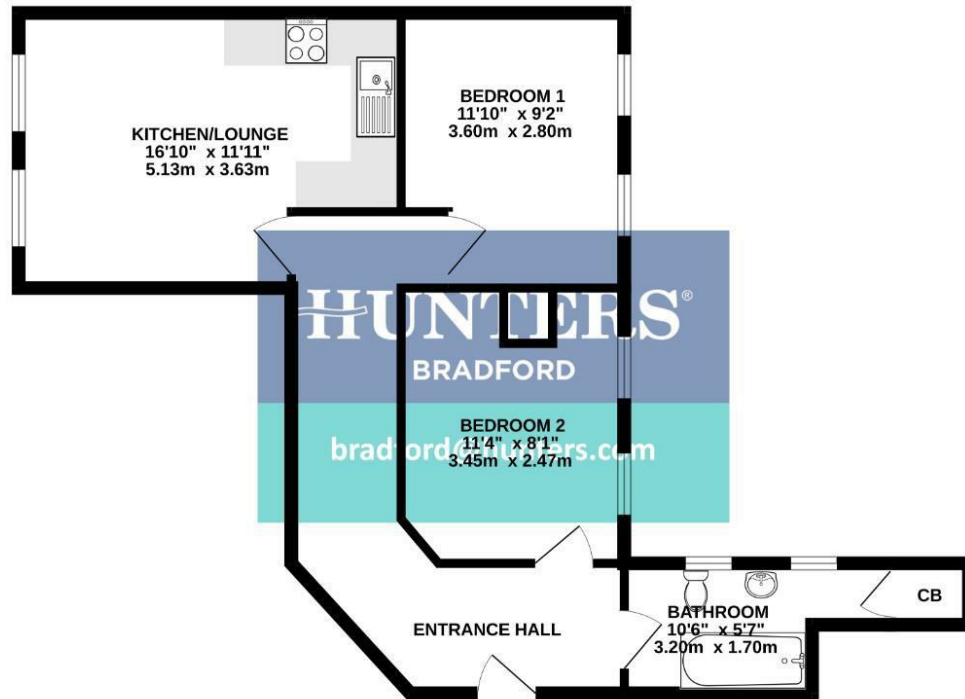
**** Flatfair's No Deposit solution ****

**** 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.****





GROUND 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

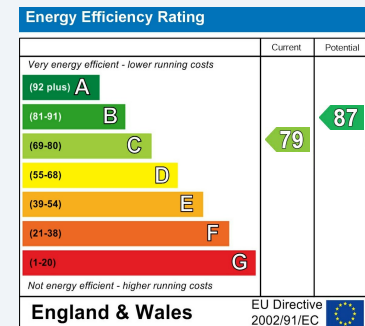
Please contact bradford.lettings@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.