



Colonial Building, Sunbridge Road, Bradford, BD1

- ****DEPOSIT FREE OPTIONS AVAILABLE****
- IDEAL FOR PROFESSIONALS, COUPLES OR STUDENTS
- FOB ACCESS
- UNFURNISHED
- COUNCIL TAX BAND- A
- ONE BEDROOM APARTMENT
- AVAILABLE: SEPTEMBER 2025
- DOUBLE GLAZING AND ELECTRIC HEATING
- EPC RATING- D
- LOCAL AMENITIES, SCHOOL AND TRANSPORT LINKS WITHIN THE AREA

£650 Per Calendar Month - Deposit £750 - ** Deposit Free option Available **



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DESCRIPTION

Presenting an excellent opportunity to let a well-maintained one-bedroom flat situated in the heart of the city centre. Boasting a good condition throughout, this property is ideal for couples, professionals, and students seeking contemporary urban living with convenience at their doorstep.

Upon entering the flat, residents are welcomed into a spacious reception room that provides plenty of space for both relaxation and entertaining. The modern kitchen is well-appointed and caters to all culinary requirements, offering a practical layout for everyday living. The generously sized bedroom offers ample comfort and space for personalisation, making it a perfect retreat after a busy day. The flat also benefits from a well-designed bathroom that meets all essential needs.

A notable feature of the property is the secure fob access, providing residents with peace of mind and an added layer of security. The flat further benefits from on street parking, ensuring convenient access for both residents and visitors.

Energy efficiency is assured with an EPC rating of D, while the property falls within council tax band A, making it an appealing option for those mindful of ongoing costs. The central location offers immediate access to excellent public transport links and a variety of local amenities, placing shops, restaurants, and entertainment venues within walking distance.

In summary, this one-bedroom city centre flat combines modern living with unbeatable convenience, making it an outstanding choice for those wishing to immerse themselves in vibrant urban lifestyle.

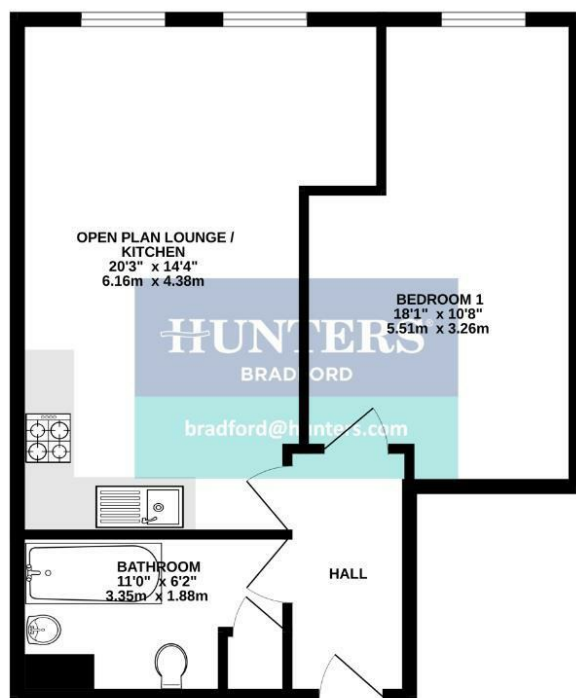
**** Flatfair's No Deposit solution ****

**** 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 misstatement. 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

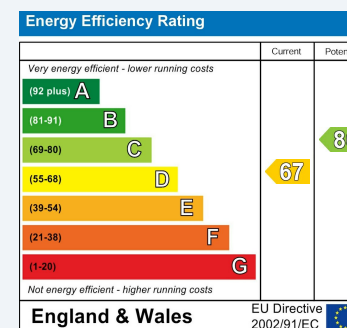
Please contact bradford.lettings@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.