



## James Street, Bradford, West Yorkshire, BD1

- \*\* DEPOSIT FREE OPTION AVAILABLE\*\*
- IDEAL FOR PROFESSIONALS COUPLES AND STUDENTS
- COMMUNAL LAUNDRY ROOM
- AVAILABLE: OCTOBER 2025
- EPC RATING GRADE C
- SECOND FLOOR STUDIO APARTMENT
- ELECTRIC HEATING
- FURNISHED
- COUNCIL TAX BAND - A
- LOCAL AMENITIES, SCHOOL AND TRANSPORT LINKS WITHIN THE AREA

**£475 Per Month - Deposit £548 - \*\* Deposit Free option Available \*\***



# James Street, Bradford, West Yorkshire, BD1

## DESCRIPTION

Hunters Bradford are delighted to present to you an exquisite one-bedroom flat, currently available to let. The flat is neutrally decorated, providing a tranquil and modern living space that can be easily personalised to your taste.

This property boasts a unique open plan lounge that effortlessly merges with the kitchen area, providing a spacious and airy environment ideal for both relaxation and entertainment. The kitchen is well-equipped, with ample space for cooking and dining.

The flat offers one well-sized bedroom, ensuring a comfortable living space. Additionally, a bathroom is present, designed to maintain a modern aesthetic while ensuring functionality.

A single, cosy reception room further enhances the space, offering an additional area for relaxation or work. This property is ideal for couples or professionals and students seeking a peaceful abode.

The property is advantageously located, providing easy access to public transport links and local amenities, thereby ensuring convenience and accessibility.

The flat is in council tax band A and possesses an EPC rating of C, indicating a satisfactory level of energy efficiency.

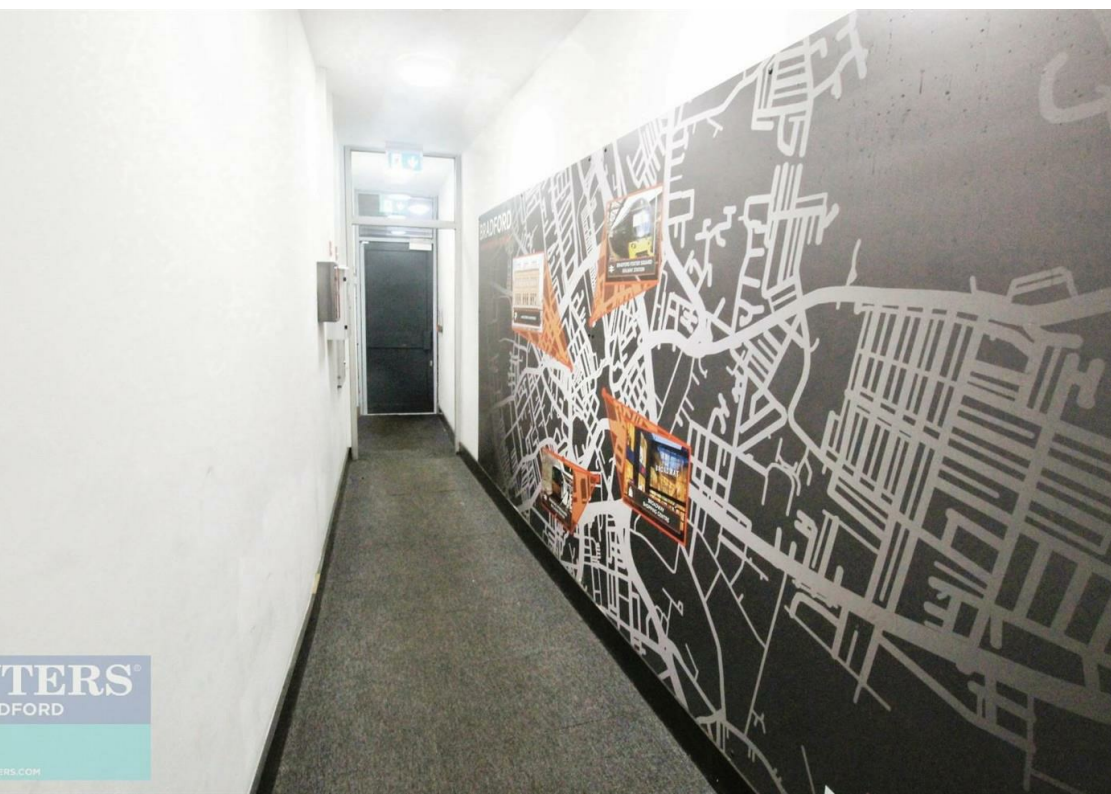
This property strikes a perfect balance between modern city living and a comfortable domestic atmosphere. Its unique features and ideal location make it a highly desirable choice for prospective tenants.

We invite you to take a closer look at this fantastic opportunity. It is a property that truly needs to be viewed to be fully appreciated.

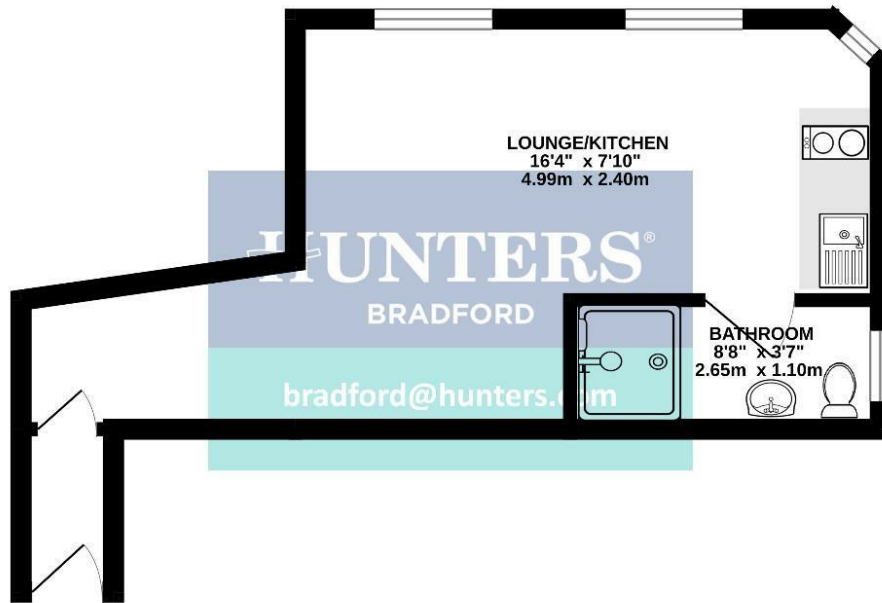
**\*\* Flatfair's No Deposit solution \*\***

**\*\* 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  
231 sq.ft. (21.4 sq.m.) approx.



TOTAL FLOOR AREA : 231 sq.ft. (21.4 sq.m.) approx.  
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.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 73                      | 73        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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.