



Woodhall Avenue, Bradford, West Yorkshire, BD3

- ****DEPOSIT FREE OPTIONS AVAILABLE****
- IDEAL FOR PROFESSIONALS, COUPLES OR FAMILIES
- BUILT IN WARDROBES
- ON STREET PARKING
- COUNCIL TAX BAND A
- TWO BEDROOM TERRACED HOUSE
- DOUBLE GLAZING AND CENTRAL HEATING
- REAR YARD
- EPC RATING GRADE D
- LOCAL AMENITIES, SCHOOL AND TRANSPORT LINKS WITHIN THE AREA

£700 Per Calendar Month



£700 Per Calendar Month - Deposit £807 - ** Deposit Free option Available **

DESCRIPTION

Presenting this well-maintained two-bedroom terraced house, now available to let and ideally suited for professionals, couples, or families seeking comfortable living in a convenient location. The property offers good condition throughout, ensuring an inviting environment from the moment you step through the door.

The house comprises a spacious reception room, perfect for relaxation or entertaining guests. The kitchen is thoughtfully designed for practical use and meal preparation. Both bedrooms are generously sized, with fitted wardrobes providing ample storage and enhancing overall space efficiency.

A key feature of the home is the modern built-in shower, adding a touch of comfort and convenience to the daily routine. The property includes one well-appointed bathroom, meeting a high standard of finish and functionality.

Energy efficiency is addressed with an EPC rating of D, helping to manage utility costs. The council tax band A offers additional affordability for residents.

The location is highly advantageous, with excellent public transport links nearby, making commuting straightforward and accessible. Residents will also appreciate the close proximity to a variety of local amenities, including shops, services, and leisure facilities, all within easy reach.

This property combines comfort, practicality, and convenience, providing an inviting residence for those seeking a well-located home. Arrange your viewing today to fully appreciate all that this excellent property has to offer.

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

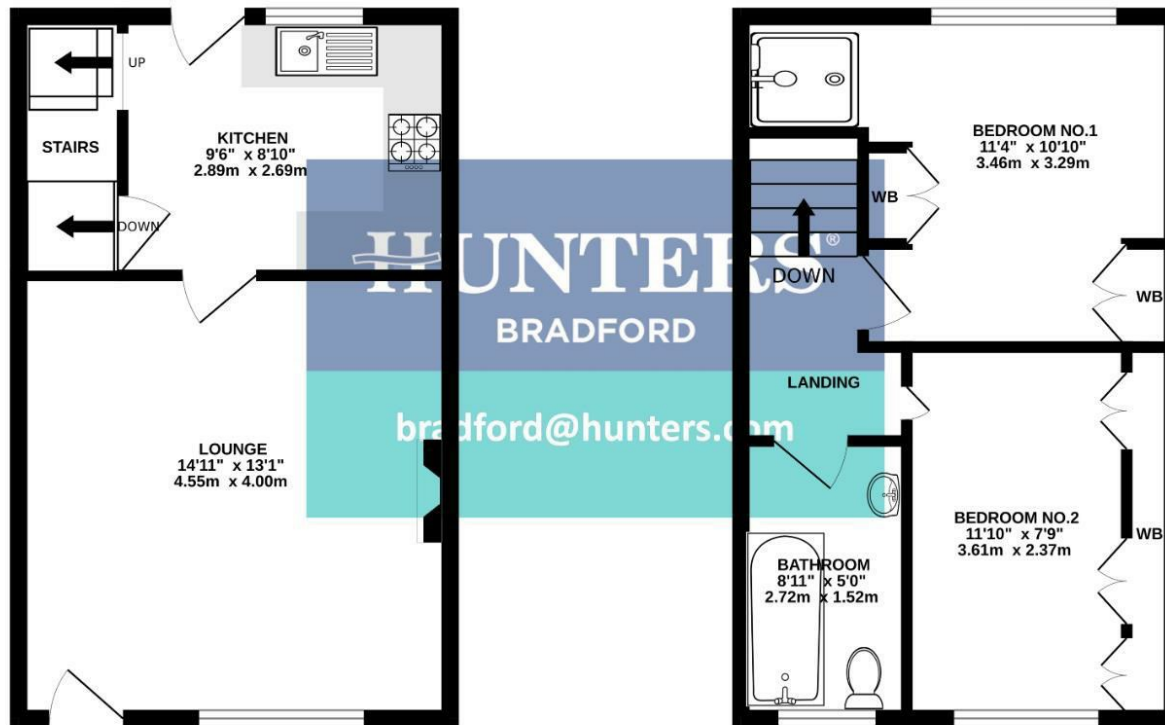
**** This property is available with flatfair's No Deposit solution, so you won't have to pay a traditional deposit. Instead, you would pay a small check-in fee equal to 28% of a month's rent (+VAT) – significantly less than a five week deposit. This fee is non-refundable and is not a deposit so cannot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





GROUND FLOOR

1ST 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

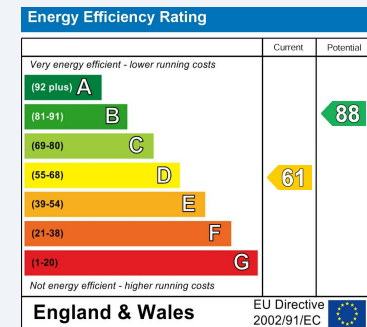
Please contact bradford.lettings@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.