

Hyne Avenue, Bradford, West Yorkshire, BD4

- **DEPOSIT FREE OPTIONS AVAILABLE**
- IDEAL FOR PROFESSIONALS, COUPLES OR FAMILIES
- FRONT AND REAR GARDEN
- DOUBLE GLAZING AND CENTRAL HEATING
- COUNCIL TAX BAND- B
- THREE BEDROOM SEMI DETACHED HOUSE
- PRIVATE PARKING
- PART FURNISHED
- EPC RATING- C
- LOCAL AMENITIES, SCHOOL AND TRANSPORT LINKS WITHIN THE AREA

£1,000 Per Month - Deposit £1,153 - ** Deposit Free option Available **



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DESCRIPTION

Presenting an inviting semi-detached house to let, this semi detached property offers a fantastic opportunity for professionals, couples, or families seeking a comfortable and practical home. The residence is set in a desirable area renowned for its excellent public transport links, reputable nearby schools, and access to a variety of local amenities, catering to all daily needs.

This property comprises three generously sized bedrooms, providing ample space for restful retreats or adaptable home office arrangements. The bright reception room serves as a welcoming space for both entertaining guests and cosy evenings in. Adjoining this, the modern kitchen is thoughtfully designed for practicality and style, ideal for everything from everyday meals to larger gatherings.

A key feature of this home is the convenient W/C located on the ground floor, complemented by a well-appointed family bathroom. Further enhancing this property is the private rear garden—offering a tranquil spot for relaxation, children's play, or alfresco dining during warmer months.

With an EPC rating of C, this home meets efficient energy performance standards, helping to ensure lower running costs. The council tax band B also contributes to the property's overall affordability. Set in a sought-after location with easy access to commuting routes, educational facilities, and everyday conveniences, this property promises a comfortable and modern living environment.

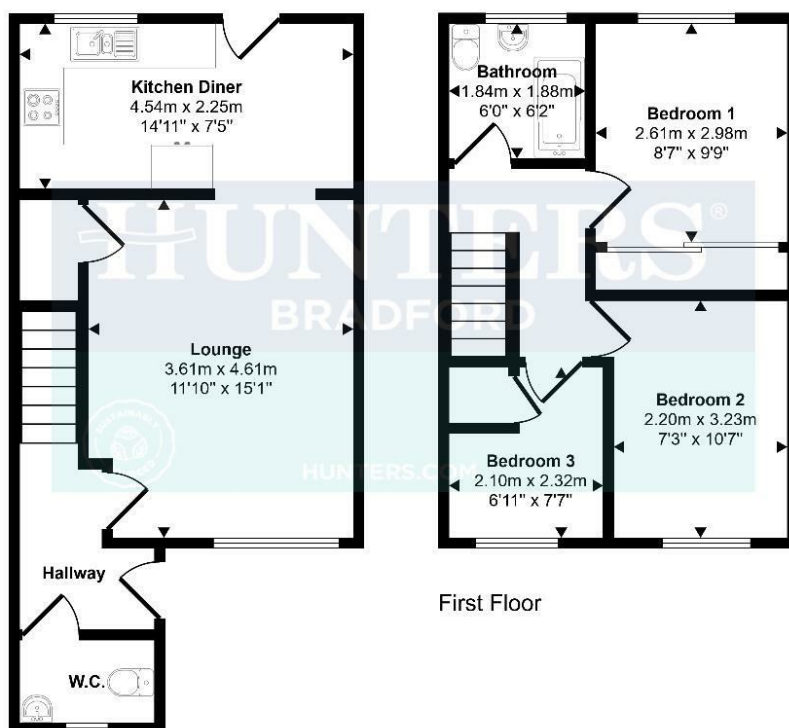
Early viewing is highly recommended to fully appreciate all that this well-presented semi-detached house has to offer.

**** 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

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Viewings

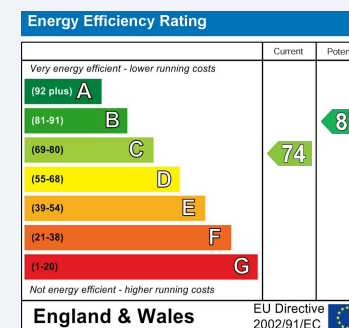
Please contact bradford.lettings@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.