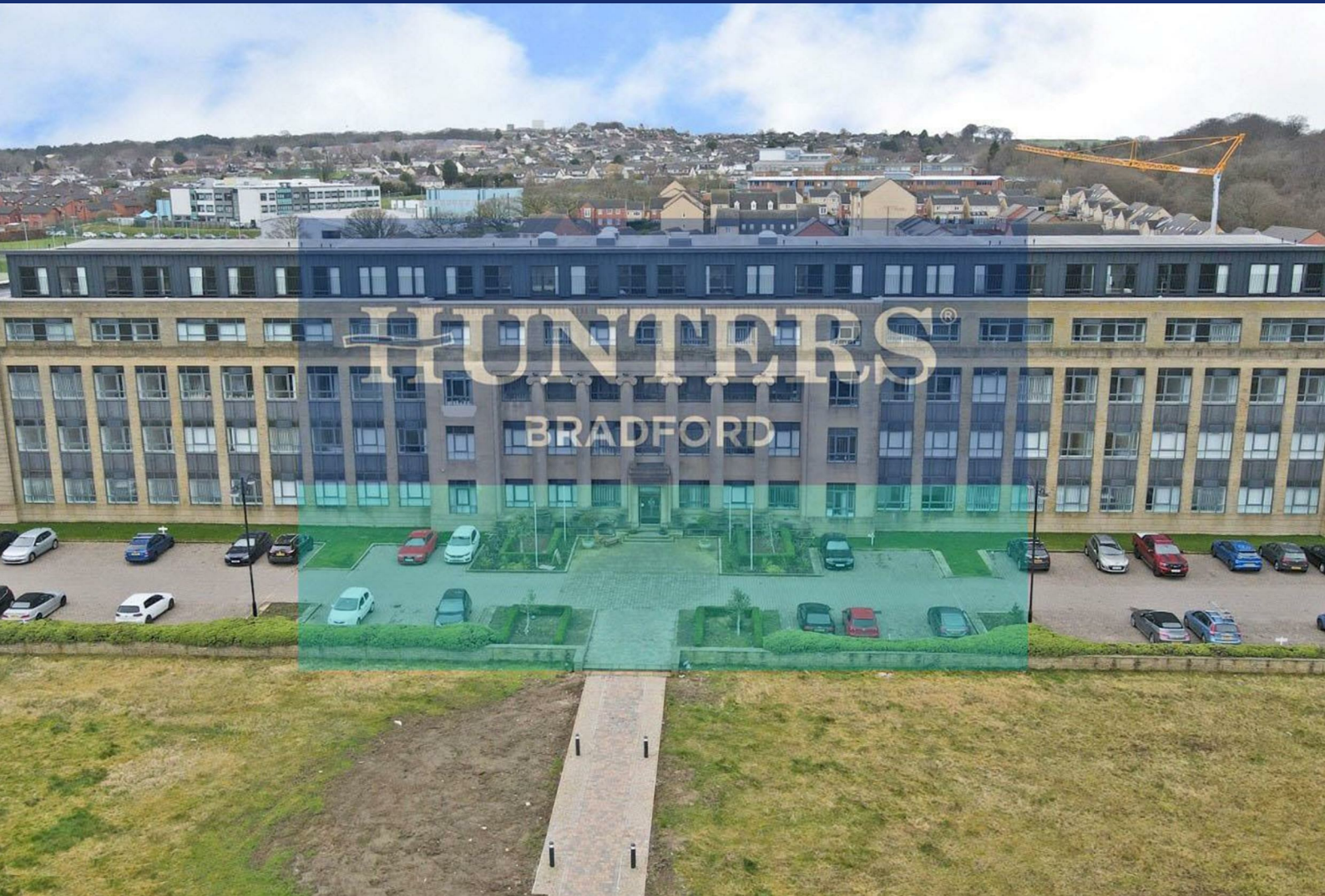


HUNTERS®

HERE TO GET *you* THERE

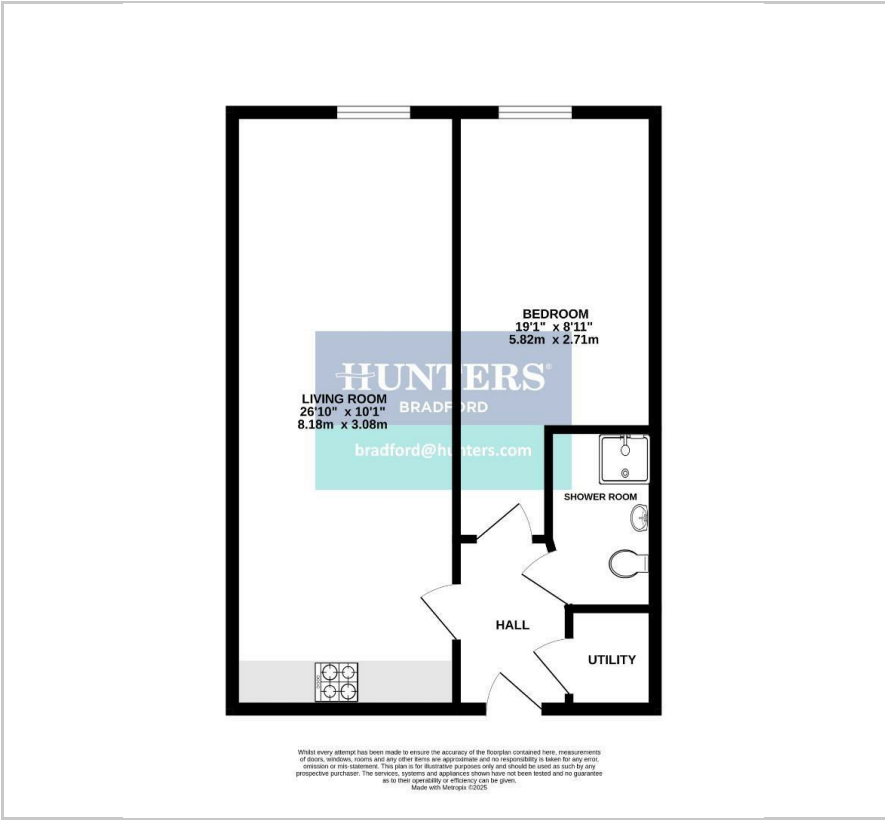


Bingley Road
, Bradford, BD9 6FG
£700 Per Month

 1  1  1  D

Council Tax: A

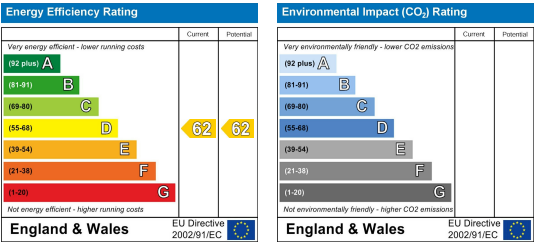
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Hunters Bradford Lettings Office on 01274 393955 if you wish to arrange a viewing appointment for this property or require further information.

- **DEPOSIT FREE OPTIONS AVAILABLE**
- IDEAL FOR PROFESSIONALS OR COUPLES
- OPEN PLAN DESIGN
- FURNISHED
- EPC RATING- D
- ONE BEDROOM APARTMENT
- DOUBLE GLAZING AND ELECTRIC HEATING
- ALLOCATED PARKING SPACE
- COUNCIL TAX BAND- A
- LOCAL AMENITIES, SCHOOL AND TRANSPORT LINKS WITHIN THE AREA



Presenting this neutrally decorated one-bedroom flat to let, ideally suited for professionals or couples seeking a comfortable and contemporary living environment. The property boasts an open-plan layout, seamlessly integrating a spacious reception room with a modern kitchen, perfect for both relaxing and entertaining guests.

The bedroom provides a tranquil retreat, complemented by a well-appointed bathroom finished to a high standard. The flat demonstrates thoughtful design and is ready for immediate occupation, offering an inviting atmosphere that allows tenants to easily make the space their own.

Further benefits include allocated parking, providing convenience and peace of mind for residents with vehicles. The flat is offered with an EPC rating of D and falls within Council Tax Band A, ensuring manageable running costs.

Situated in a desirable location, the property enjoys excellent public transport links, making commuting or exploring the wider area straightforward and stress-free. A selection of local amenities can be found nearby, delivering added convenience to daily routines with shops, cafes, and services only a short distance away.

This attractive flat represents a fantastic opportunity to reside in a well-maintained property in a sought-after area, combining modern features with exceptional accessibility. Early viewing is recommended to fully

MATERIAL INFORMATION

- Tenure:
- Lease Years Remaining:
- Annual Ground Rent:
- Review Period:
- Review Increase:
- Service Charge:
- Shared Ownership:
- Ownership Share:

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.